

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT

FEBRUARY 7, 2024



ACKNOWLEDGMENTS

TTUSD SCHOOL PRINCIPALS

ELEMENTARY SCHOOLS

Amy King, Donner Trail Elementary School
Rachael Kuttel, Glenshire Elementary School
Jennifer Dewald, Kings Beach Elementary School
Stephanie Foucek, Tahoe Lake Elementary School
Ryan Galles, Truckee Elementary School

MIDDLE SCHOOLS

Hien Larson, Alder Creek Middle School
Chad Lindeen, North Tahoe School

HIGH SCHOOLS

Joanna Mitchell, North Tahoe High School
John Neuberger, Tahoe Truckee High School

ALTERNATIVE SCHOOLS

Jeff Santos, Cold Stream Alternative
David Manahan, Sierra Expeditionary Learning
Jeff Santos, Sierra Cont High School
Mike Depew, Truckee River School

TTUSD DISTRICT CABINET MEMBERS

Kerstin Kramer, Superintendent Chief Learning Officer
Todd Rivera, Assistant Superintendent Chief Business Officer
Logan Mallonee, Assistant Superintendent of Educational Services
Annamarie Cohen, Executive Director of Student Services
Michael Shepherd, Executive Director of Human Resources
Edward Hilton, Chief Technology Officer
Amber Burke, Coordinator of District Communications and Parent Engagement

TTUSD DISTRICT CORE GROUP

Todd Rivera, Assistant Superintendent/Chief Business Officer
Rob Koster, TTUSD - Director of Facilities
Laura Rowe, TTUSD - Administrative Assistant Business Services

BOARD OF EDUCATION

Patrick Mooney, Trustee Area 1
Kirsten Livak, Trustee Area 2
Cris Hennessey, Trustee Area 3
Denyelle Nishimori, Trustee Area 4
Dianna Driller, Board President, Trustee Area 5

ARCHITECTURAL/ENGINEERING TEAM

Lionakis, Architectural/Structural
The Engineering Enterprise, Electrical
Capital Engineering, Mechanical
Warren Consulting Engineers, Civil

STEERING COMMITTEE

Todd Riviera, TTUSD - Assistant Superintendent Chief Business Officer
Rob Koster, TTUSD - Director of Facilities
Laura Rowe, TTUSD - Administrative Assistant Business Services
Annamarie Cohen, TTUSD - Executive Director, Student Services
Amber Burke, TTUSD - Communications
Edward Hilton, TTUSD - Technology
Kerstin Kramer, TTUSD - Superintendent/Chief Learning Officer
Logan Mallonee, TTUSD - Assistant Superintendent
Michael Shepherd, TTUSD - Executive Director, HR
Rachael Kuttel, TTUSD - Glenshire ES Principal
Hien Larson, TTUSD - Alder Creek MS Principal
Pat Mooney, TTUSD Trustee
Dianna Driller, TTUSD Trustee
Laura Knauss, Lionakis
Jennifer Quigley, Lionakis

TAHOE TRUCKEE USD VISION:

All Tahoe Truckee Unified School District scholars will be provided challenging and engaging learning opportunities in order to thrive and be successful in a globally competitive age. This goal will be accomplished through collaboration with students, parents, staff, and the community, united in dedication to our children’s futures. Highly skilled, motivated and caring principals and teachers will engage scholars in effective and innovative instruction through a rigorous and relevant curriculum that promotes mastery of meaningful content, creativity, critical thinking, teamwork, problem solving, respect for diversity, the ability to communicate in multiple languages, and the effective use of technology. A culture of quality, accountability, responsibility, and respect shall characterize the school district.

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SECTION I. EXECUTIVE SUMMARY



WHAT DO WE HAVE?

In order to assess the existing conditions, the master plan process relied on the following key information in order to guide the recommendations:

- A data collection phase includes gathering available data, specifically: building plans, and classroom assignments/scheduling
- An existing site inventory identifies the use for all spaces on campus.
- A condition assessment of the campus buildings and grounds was accomplished with site visits by the design and engineering team, which helped determine the areas of greatest need.

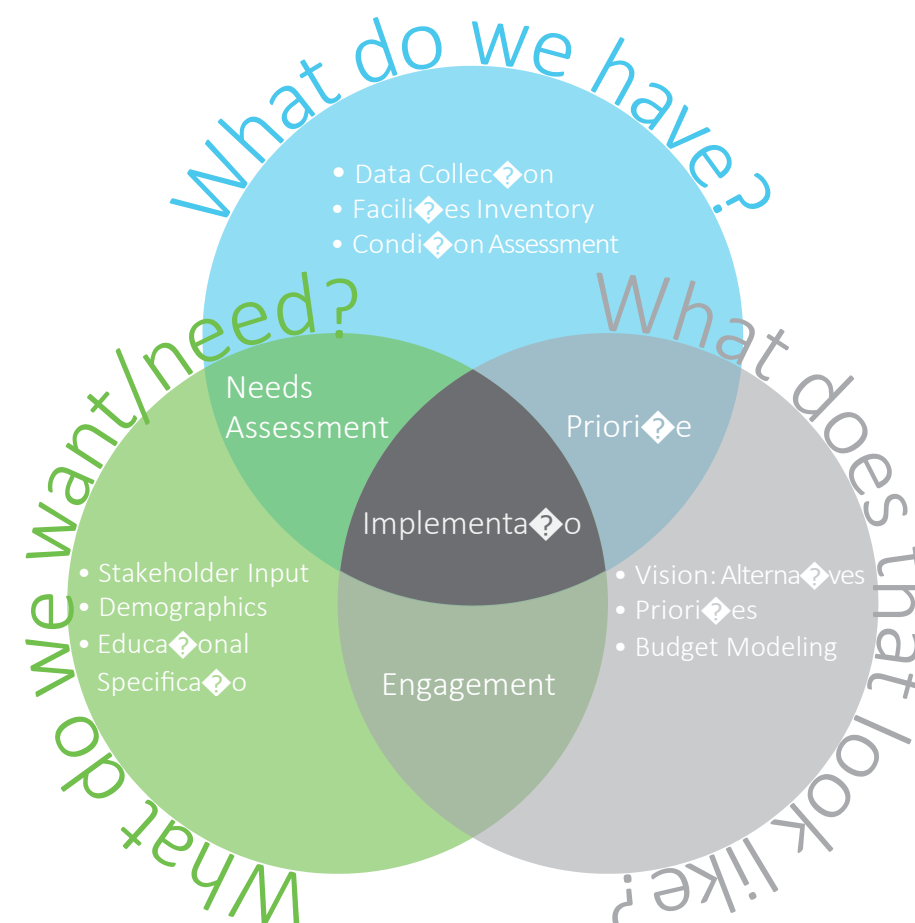
WHAT DO WE WANT & NEED?

The master planning process received demographic information that informed the needs assessment for the District. Additionally, stakeholders were engaged at multiple levels to give input on the desires and wants of the community. This guided the development of the facilities master plan.

- Electronic surveys of the community, staff and students
- In-person meetings with a Steering Committee including District administrators
- Town Hall style meetings with attendance from a diverse cross-section of the community - parents, students, and community partners.
- Engagement of the Board of Education at various levels

WHAT DOES THAT LOOK LIKE?

And finally, the facilities master plans create a vision for each campus. Including an implementation “road map” to convey potential impacts of working on occupied school campuses. The District made clear to all stakeholders engaged in the process that their current and available funds would not achieve the goals of the master plan, but that this long-term vision would guide their project decisions when opportunity, and funding, was presented.



Key to successful master plans is finding the correct balance between critical needs identified in the condition assessments, a guiding vision for the future of the campuses, and a viable implementation strategy.



The Facilities Master Planning process engaged stakeholders throughout the process, both virtually and in-person.

Tahoe Truckee USD developed a District-wide Facilities Master Plan (FMP) in 2014 to ensure that the learning environments throughout the District were supporting the District’s mission and educational goals. The prior Facilities Master Plan was focused on addressing growth, portable replacement, and educational program needs with new facilities and major modernizations. However, current demographics have changed for Tahoe Truckee USD, with a trend away from growth and toward a stable or declining enrollment, leading to a greater need for rightsizing and improvement of existing facilities over major additions to the campuses.

The District has made significant progress on the goals outlined in the prior Facilities Master Plan. These projects were influential in evaluating the adequacy of existing facilities during the condition assessment phase. Equally important was the physical condition of the facilities, identifying the significant cost of deferred maintenance that comes with aging facilities.

Additionally, the 2023 Facilities Master Plan is informed by the work completed by the District since the adoption of the 2014 plan. Fueled by local general obligation (GO) bonds, the District was able to address the needs of many of its schools.

The District adopted five guiding principles for the 2023 Facilities Master Plan. Those principles are outlined on the following page and served to serve to address the priorities that are part of the proposed implementation plan.

GUIDING PRINCIPLES

To guide the prioritization process, the design team utilized the following guiding principles that would allow a consistent and equitable approach to planning decisions. These guiding principles informed the recommendations of the facilities master plan.

1. FIND OPPORTUNITY IN RIGHTSIZING

Rightsizing acknowledges the opportunity to utilize potential excess capacity as a result of the declining enrollment projections. Excess capacity can provide interim housing during complex construction projects or as a location for other district programs, such as the growing need for additional spaces for special education and transitional kindergarten. Many options were discussed including portable replacement and rightsizing the district office to provide much needed indoor community space.

2. ADDRESS INFRASTRUCTURE NEEDS

Overall, Tahoe Truckee USD facilities are well-maintained, but upgrades are necessary to address accessibility, aging structures, and keep pace with technological advancements. Prioritizing accessibility, enhancements are targeted for stadiums, fields, and playgrounds. Structural upgrades will address concerns related to roof snow loads. The plan underscores the importance of maintaining a high standard of facilities, ensuring they remain functional, technologically current, and inclusive, thus contributing to an optimal learning and recreational environment for students and the community.

3. PLAN FOR RESILIENCE AND SUSTAINABILITY

The Facilities Master Plan addresses weather and wildfire challenges by allocating indoor activity spaces, ensuring continuous operations with generators and backup power systems. Sustainability is a core focus, promoting environmentally conscious practices to minimize the ecological footprint of school facilities. These measures collectively enhance resilience to weather-related disruptions, provide reliable power, and contribute to a greener, more sustainable educational infrastructure.

4. STUDENT WELLNESS, SAFETY AND SECURITY

The FMP prioritizes safety and security during campus modernization, addressing issues like parking, drop-off/pick-up safety, and controlled entry points. It emphasizes Wellness Centers, providing spaces for students to relax both physically and mentally, to be included across all campuses. Ongoing kitchen expansion efforts focus on improving food services. The FMP also outlines comprehensive security measures, including the implementation of cameras and fencing. Additionally, strategies to alleviate traffic congestion and enhance pick-up/drop-off procedures are integral components, showcasing a holistic approach to creating safer, more functional, and student-friendly school environments.

5. RESPOND TO CHANGING COMMUNITY NEEDS

The Facilities Master Plan adapts to evolving community needs by addressing early childhood programs, ensuring appropriate facilities for after-school programs, and promoting staff housing partnerships. This forward-thinking approach aligns the school infrastructure with the community's changing requirements, enhancing educational services for young learners, providing valuable after-school resources, and establishing collaborative efforts to support staff housing needs.



Providing new and upgraded athletic facilities



Transitional Kindergarten, like Kindergarten, requires larger learning environments and differentiated outdoor play spaces.

SUSTAINABILITY

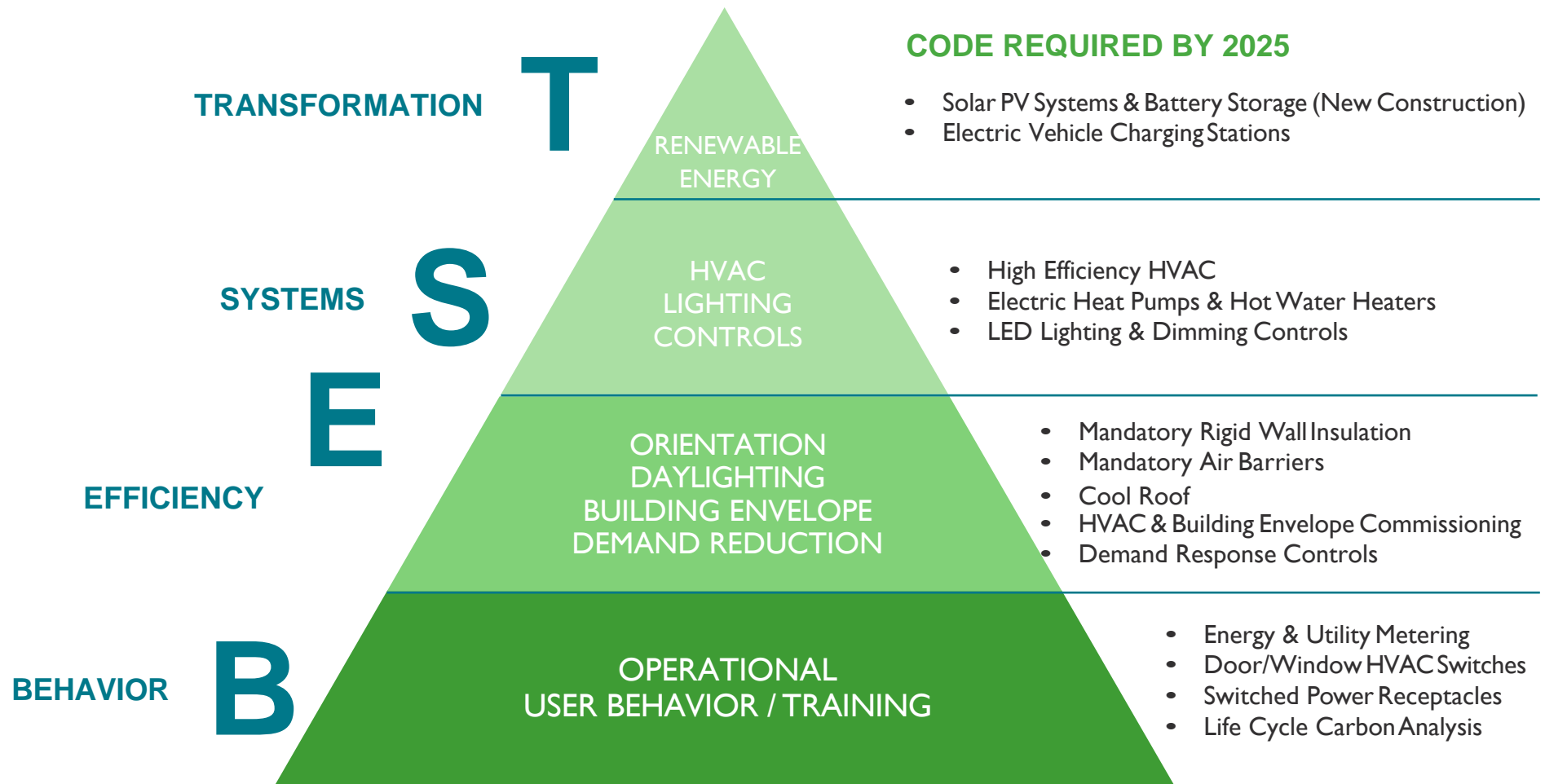
BEST PYRAMID

The BEST pyramid outlines the most effective strategy for developing sustainable school facilities, emphasizing the prioritization of lower-tier items for greater impact. Behavior focuses on operational and user behavior, Efficiency addresses building orientation, daylighting, and envelope, Systems includes HVAC, lighting, and controls, and Transformation integrates renewable energy solutions. Some of the facility oriented items, in order from greatest impact to least impact, include:

- Airtight & well-insulated buildings (building envelope)
- Smart controls for heating & cooling
- High performance heat pumps
- Demand management
- LED lighting & controls
- High efficiency appliances
- Plug load management
- Produce renewable energy on-site
- Purchase renewable thermal energy

Many of these requirements are already mandated by Title 24 Building Energy Efficiency Standards (building code) for both new construction and significant renovations. For example, whole building energy modeling is already mandatory under the 2022 code, which enables the calculation of Energy Use Intensity (EUI) for comparison against baseline energy use history in renovations. Building management systems allow for the management of temperature, lighting, and other controls through various platforms such as computers, virtual hubs, or phones. Anticipated additions for the upcoming 2025 code cycle include carbon reduction efforts and life cycle carbon analysis.

Most of these elements will be incorporated into each project to comply with code requirements. Additional sustainable building features should be evaluated on a project by project basis. The district remains committed to further defining sustainability and meeting sustainable goals.



MODEL CAPACITY: ELEMENTARY

The model capacity result was created through detailed discussions of demographic needs for each campus, recognizing the high need for Transitional Kindergarten, Special Education, and Early Childhood programs. The loading standards shown are Tahoe Truckee USD's target loading standards. The numbers are conservative and represent desired averages by grade level so that facilities needs are met. The result is a model capacity for a smaller campus, with smaller demographic projections, and a mid-size campus.

The elementary schools include four "flexible" or "flex" rooms to accommodate a variety of programs - art, music, science - or other site-specific needs, ideally larger than traditional classrooms. The plan includes a ten percent "growth" factor representing the volatile enrollment projections of the region as well as to address a potential grade-level "bubble" that may occur; identified as unloaded classroom spaces. These rooms will also adequately respond to the need for student support services.

Model Capacity 1: SMALL - 320 Students

Grade	#	Loading	Total
TK	1	24	24
K	2	24	48
1	2	24	48
2	2	24	48
3	2	24	48
4	1.5	28	42
5	1.5	28	42
SPED	2	10	20
Flex	4	0	0
Growth	1.8	0	0
TOTAL	20		320

Model Capacity 2: MID-SIZE - 496 Students

Grade	#	Loading	Total
TK	2	24	48
K	3	24	72
1	3	24	72
2	3	24	72
3	3	24	72
4	2.5	28	70
5	2.5	28	70
SPED	2	10	20
Flex	4	0	0
Growth	2.5	0	0
TOTAL	28		496

The 2023 Facilities Master Plan provides a comprehensive strategy for **addressing the infrastructure needs** of schools that were not previously addressed in prior bond initiatives. A central theme of the plan is the **right-sizing of schools**, with a primary emphasis on aligning classroom capacities with declining enrollment figures, rather than accommodating an increase in student numbers. This approach aims to optimize resources and ensure that educational spaces are utilized efficiently without unnecessary expansion.

The plan also prioritizes **accessibility upgrades** to enhance inclusivity and accommodate individuals with diverse mobility needs. Furthermore, structural improvements, particularly those related to **snow roof load capacity**, are outlined to bolster the resilience of school buildings in regions prone to heavy snowfall, ensuring the safety of students and staff during adverse weather conditions.

Portable replacements form a key component of the master plan, focusing on the removal and replacement of temporary structures with more permanent and sustainable alternatives.

Security and safety enhancements are integrated into the plan to address evolving threats and ensure the well-being of students and staff. Implementing state-of-the-art security measures aligns with the commitment to providing a secure educational environment.

Lastly, the Facilities Master Plan acknowledges the importance of planning for resilience and sustainable futures.

In summary, the 2023 Facilities Master Plan focuses on addressing infrastructure gaps in schools not covered by previous bonds, right-sizing classrooms based on stable enrollment, implementing accessibility and structural upgrades, replacing portables, enhancing security measures, and planning for resiliency and sustainability. These strategic initiatives collectively aim to create safe, efficient, and inclusive learning environments for students.

Enrollment	Existing FMP Capacity	22-23 Enrollment	Surplus Capacity	28-29 Enrollment*	Surplus Capacity
Elementary Schools					
Donner Trail	76	55	21	45	31
Glenhire	580	497	83	482	98
Kings Beach	504	391	113	371	133
Tahoe Lake	408	290	118	268	140
Truckee ES	593	451	142	477	116
Elementary School Totals		1,684	477	1,643	518
Middle Schools					
Alder Creek	713	534	179	515	198
North Tahoe MS	459	301	158	273	186
Middle School Totals		835	337	788	384
High Schools					
North Tahoe HS	526	502	24	416	110
Tahoe Truckee HS	998	894	104	817	181
High School Totals		1,396	128	1,233	291
Alternative Schools					
Sierra Cont. HS	--	30	--	27	--
Coldstream (Using Truckee HS Facility)	--	15	--	14	--
Alternate Sites Totals		45		41	
District Totals		3,960	942	3,705	1,193

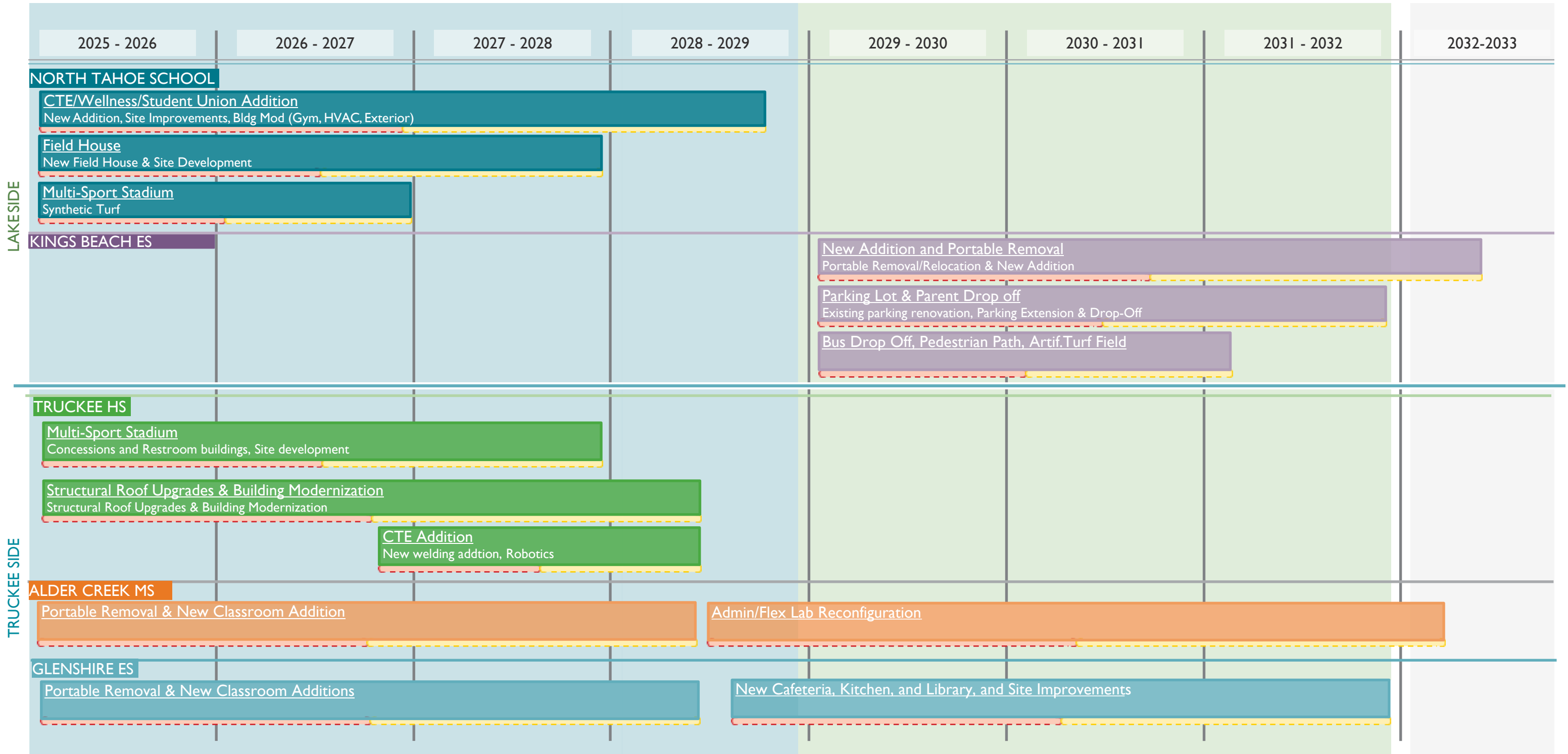
*The demographic projections from SchoolWorks are shown to the left, projected through 2029. At all levels, surplus capacity is indicated and predicted. The existing FMP capacity has been adjusted for each school based on the proposed master plans that are presented later in the Facilities Master Plan.

IMPLEMENTATION PLAN

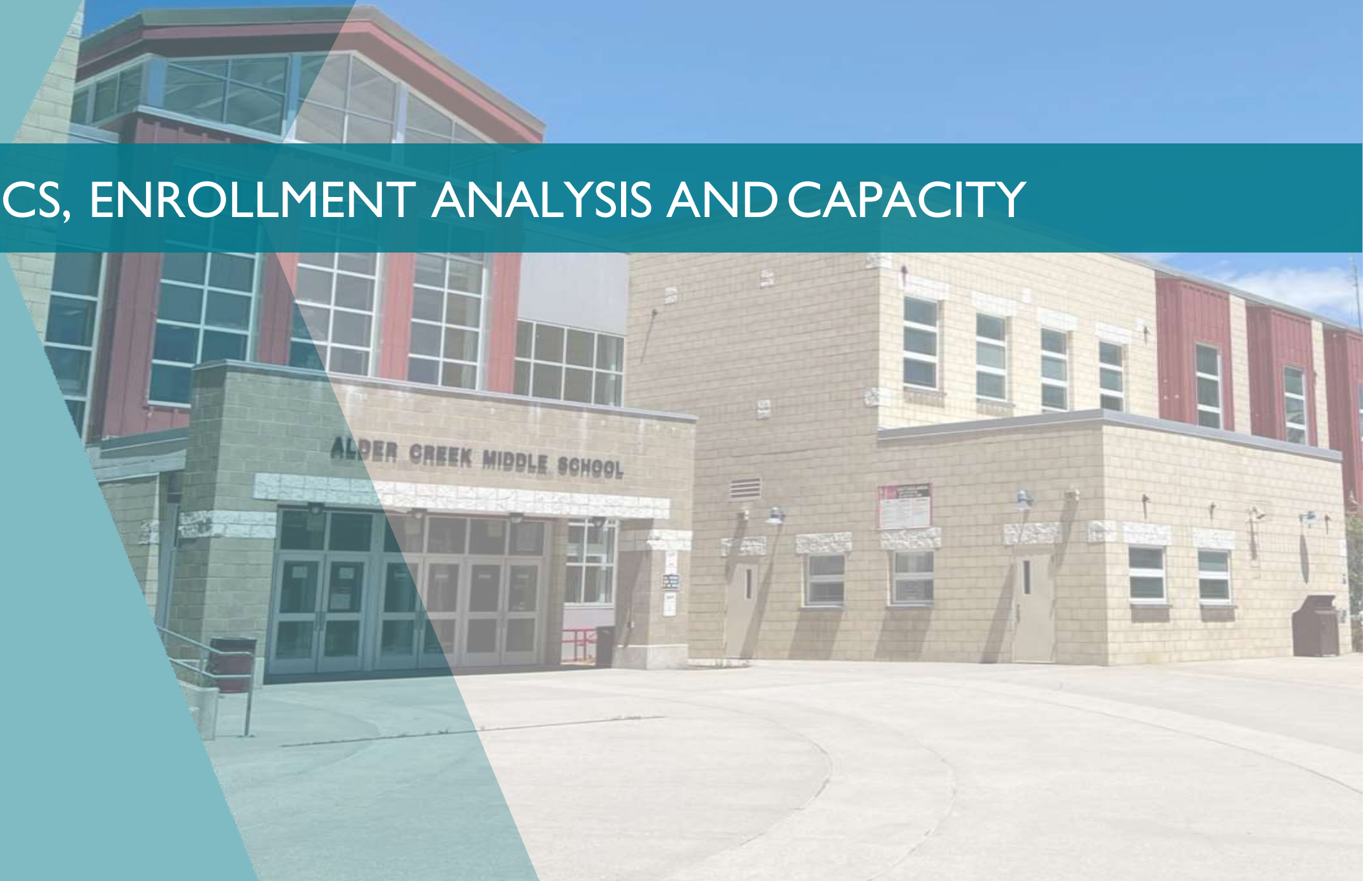
LEGEND

- Planning/Design Phase
- Construction Phase

The presented implementation plan serves as a roadmap for upcoming bond initiatives. Successfully executing all phases hinges on securing a stable funding source, which could involve local general obligation bonds, state school facilities funding, and/or development fees. Prioritization within the implementation plan is a deliberate effort to align with the District's priorities, community needs, demographic considerations, and the guiding principles established for the FMP. Aligning with the District's priorities ensures that essential projects are addressed in a timely manner, fostering a conducive learning environment. Considering demographic needs allows for targeted enhancements, adapting facilities to accommodate the evolving student population. Guiding principles underscore the ethical and practical considerations that steer the implementation plan. By incorporating these principles, the plan not only addresses tangible needs but also aligns with broader values such as inclusivity, sustainability, and community engagement. This holistic approach aims to create a well-rounded and resilient educational infrastructure that reflects the shared vision of the District and its community.



SECTION 2. DEMOGRAPHICS, ENROLLMENT ANALYSIS AND CAPACITY



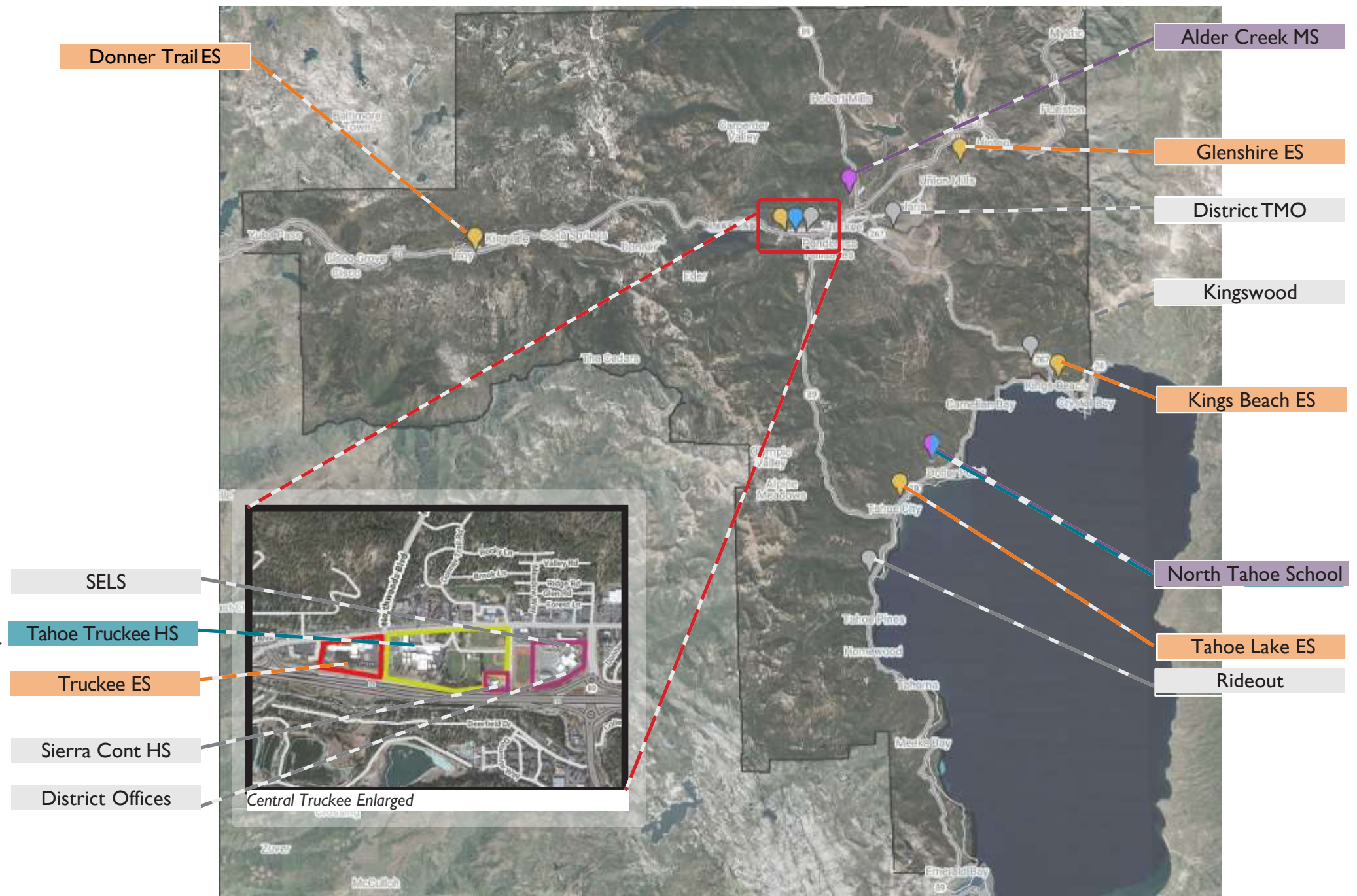
Tahoe Truckee Unified School District currently operates 5 elementary schools, 2 middle schools, 2 comprehensive high schools, a continuation high school, and an alternative program. Additional facilities include:

- SELS (Sierra Expeditionary Learning School) Charter
- District Office & Maintenance Facility
- Transportation Facility
- Rideout School
- Truckee River School
- District owned vacant properties for future facility needs

In parallel to the early due diligence of the FMP, the District contracted with demographic consultant Schoolworks to update the demographic analysis for the District. Their full report can be requested from the district, but excerpted portions are noted in this section in support of the recommendations of the FMP. Stakeholders found this information especially compelling in addressing rightsizing. Additionally, stakeholders identified the need for learning spaces at the elementary level beyond those “loaded” for student capacity to address the Arts and community needs, as well as other core student support programs.

At the middle and high school level, target capacities include the ability for educators to use their assigned classrooms for “prep” periods. This assumption is impactful at the high schools where block scheduling is utilized and classrooms spaces are utilized for instruction for less minutes per day. The following loading standards were adopted by the District for facilities planning purposes.

Loading Standards	
Grade Levels	Target Capacity
TK-3	1:24
4-5	1:28
6-12	1:27
Special Education (TK-5)	1:10
Special Education (6-12)	1:13



The locations of the Elementary, Middle, and High Schools included in this master plan



DEMOGRAPHIC PROJECTIONS & CAPACITY

Enrollment	22-23	23-24	24-25	25-26	26-27	27-28	28-29	Target Capacity	Alignment Capacity
Donner Trail ES	55	54	50	47	48	45	45	72	27
Glenshire ES	497	495	497	510	497	493	482	496	14
Kings Beach ES	391	389	387	386	391	390	371	496	125
Tahoe Lake ES	290	290	281	281	271	272	268	320	52
Truckee ES	451	446	451	474	473	477	477	496	19
Elementary School Totals	1,684	1,674	1,666	1,698	1,680	1,677	1,643	1,916	237
Alder Creek MS	534	513	515	505	504	500	515	802	287
North Tahoe MS	301	285	296	291	281	264	273	558	285
Middle School Totals	835	798	811	796	785	764	788	1,360	572
North Tahoe HS	502	499	461	434	404	401	416	835	419
Truckee HS	894	907	895	895	851	827	817	1,056	239
High School Totals	1,396	1,406	1,356	1,329	1,255	1,228	1,233	1,891	658
Sierra Cont. HS	30	30	30	31	29	27	27	165	
Coldstream (Using Truckee HS Facility)	15	15	14	15	13	13	14	--	
Alternate Sites Totals	45	45	44	46	42	40	41	165	
District Totals	3,960	3,923	3,877	3,869	3,762	3,709	3,705	5,332	1,467
Annual Change		-37	-46	-8	-107	-53	-4		

When comparing FMP projected capacity at each site with enrollment projections, provided by Schoolworks, surplus capacity exists at all grade levels. The capacity alignment references the 2028/29 projections and highlights, by color, alignment that is either even or under/over the target capacity by more than 10%.

Operating surplus capacity has implications for school districts beyond initial capital investments as these spaces require resources for maintenance - cleaning, heating and air conditioning, grounds maintenance, etc. - that has long term impacts on operational costs. The guiding principle of "Rightsizing" recognizes this fact.

The addition or expansion of both transitional kindergarten and special education spaces is included in the target capacity numbers and the projections. Without these requirements, the enrollment and capacity alignment would be further exaggerated.

LEGEND	
	Under Capacity
	Over Capacity
	Enrollment Aligns with Capacity

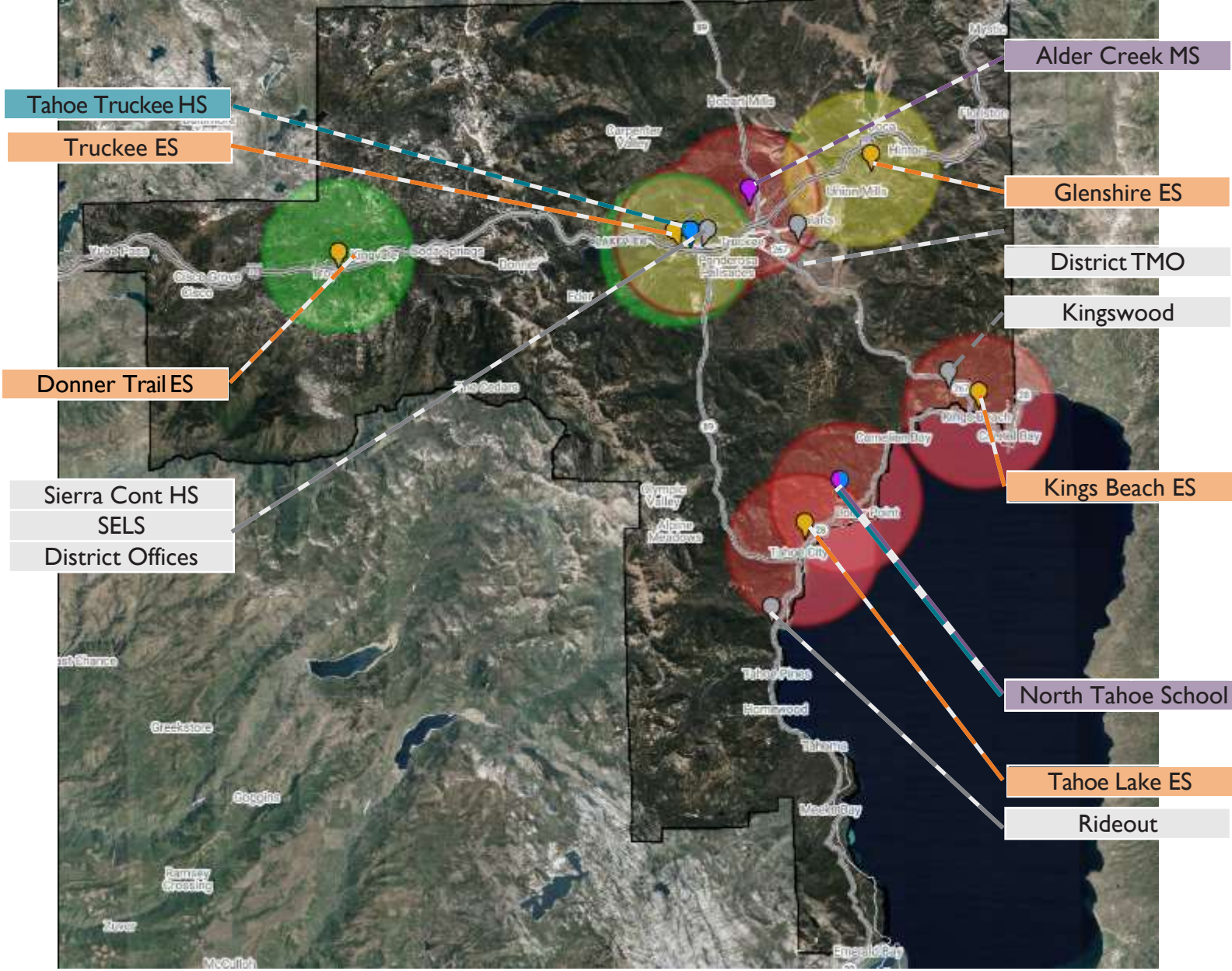
The demographic projections from SchoolWorks are shown above, projected through 2029. At all levels, alignment capacity is indicated and predicted. The target capacity has been adjusted for each school based on the proposed master plans that are presented later in the Facilities Master Plan.

ELEMENTARY SCHOOLS: DEMOGRAPHIC IMPACTS

School of Attendance												
	Donner Trail ES	Glenshire ES	Kings Beach ES	Tahoe Lake ES	Truckee ES	Alder Creek MS	North Tahoe MS	North Tahoe HS	Tahoe Truckee HS	Sierra Cont HS	Cold Stream Alt	Total Attending
Inter- District	0	3	27	8	17	13	8	14	15	0	0	105
Donner Trail ES	24	0	0	0	0	0	0	0	0	0	0	24
Glenshire ES	6	431	39	5	105	0	0	0	0	0	0	586
Kings Beach ES	0	0	239	88	3	0	0	0	0	0	0	330
Tahoe Lake ES	0	3	31	189	2	0	0	0	0	0	0	225
Truckee ES	25	65	54	3	325	0	0	0	0	0	0	472
Alder Creek MS	0	0	0	0	0	522	17	0	0	0	0	539
North Tahoe MS	0	0	0	0	0	2	274	0	0	0	0	276
North Tahoe HS	0	0	0	0	0	0	0	471	16	7	3	497
Truckee HS	0	0	0	0	0	0	0	20	858	24	4	906
Total Residing	55	502	390	293	452	537	505	505	889	29	7	3,960
Intra-Ins	31	68	124	96	110	2	17	20	16	31	7	522
Inter-Ins	0	3	27	8	17	13	8	14	15	0	0	105
Total In-Flow	31	71	151	104	127	15	25	34	31	31	7	627
Intra-Outs	0	155	91	36	147	17	2	26	48	0	0	522
Net Transfers	31	-84	60	68	-20	-2	23	8	-17	31	7	105
% In-Flow Students	56.4%	14.3%	38.6%	35.9%	28.2%	2.8%	8.3%	6.8%	3.5%			15.8%
% Out-Flow Students	0.0%	26.5%	27.6%	16.0%	31.1%	3.2%	0.7%	5.2%	5.3%			13.2%

PLANNING IMPACTS OF "CHOICE" MODEL

Tahoe Truckee Unified School District takes pride in its commitment to meeting families' needs through school choice, allowing transfers between boundaries. Projecting enrollment is challenging due to this flexibility. SchoolWorks conducted an assessment, specifically focusing on elementary school choice and its impact on enrollment projections. The provided chart details the number of students residing in each attendance boundary, those attending within the boundary, incoming/outgoing migration. Stakeholders appreciated this data, recognizing its utility in defining model capacities to regulate transfer requests and maintain control over schools potentially exceeding capacity limits. This approach ensures a balanced and effective utilization of school resources.



SURPLUS SITES DISCUSSION

The steering committee engaged in extensive discussions on surplus sites across the district including Rideout and the Kingswood property. Aligned with the FMP guiding principles, the District is exploring community partnerships for before or after-school programs and even considering partnerships and alternatives for workforce housing.

LEGEND

- Under Capacity
- Over Capacity
- Enrollment Aligns with Capacity

The background image shows a two-story building with a green metal roof and a concrete lower level. In the foreground, there is a concrete ramp with a metal railing on the left side. A yellow bollard is visible on the right side of the ramp. The entire image is overlaid with a teal-colored geometric design consisting of several overlapping triangles and rectangles. A horizontal teal bar across the middle contains the text 'SECTION 3. CONDITION ASSESSMENTS' in white, uppercase letters.

SECTION 3. CONDITION ASSESSMENTS

CONDITION ASSESSMENT: SUMMARY

The condition assessment process examined all District facilities, evaluating the site against 10 key areas as shown in the matrix and defined below. The matrix is a summary of the entire campus; a more detailed summary, building by building, is part of the campus specific portion of the FMP. A more detailed summary, by building system, is part of the Appendix. The process included site walk(s) and drawing review by electrical and mechanical engineers, civil engineers, structural engineers, as well as the architectural team.

1. Site Parking/Circulation: site fencing and gates, parking and drop-off areas, landscape and play areas
2. Site ADA: access compliance issues at the site level including playgrounds, parking areas, etc.
3. Site Amenities: Playgrounds, fields, shade structures, athletics
4. Site Drainage/Utilities: storm drainage, sewer lines, water ponding
5. Building Exterior: Doors and windows, roof quality, painting, etc.
6. Building Interior: Interior finish materials (paint, celings, for example), accessibility issues of restrooms, casework, doors, etc.
7. Program Needs: appropriate spaces to support educational program needs, Size and functionality
8. Structure: roof snow load capacity
9. Electrical/Low Voltage: Power adequacy, electric lighting, data adequacy; fire alarm, clock and speaker, and access control hardware
10. Mechanical/Plumbing: Heating, Ventilating and Air Conditioning systems. Quality and level of renovation required to achieve accessible restrooms.

Educational adequacy, or a comparison to the standards established in the educational specifications, will be addressed in the individual master plans, by site.

The scale against these systems were measured in replacement value as noted in the legend. When addressing building systems, or overall campus condition, “orange” and “red” systems, buildings or campuses prompt the need to assess whether full replacement is a best value alternative.

	Site				Building / Wings					
	PARKING/ CIRCULATION	ACCESSIBILITY	SITE AMENITIES	DRAINAGE/ UTILITIES	BUILDING -EXTERIOR	BUILDING -INTERIOR	PROGRAM NEEDS	STRUCTURE	ELECTRICAL/ LOW VOLTAGE	MECHANICAL/ PLUMBING
Elementary Schools										
Donner Trail ES	Light	Light	Light	Light	Light	Light	Light	Red	Light	Light
Glenshire ES	Light	Light	Light	Light	Light	Light	Light	Light	Light	Red
Truckee ES	Light	Light	Light	Light	Light	Light	Light	Red	Light	Light
Kings Beach ES	Light	Light	Light	Light	Light	Light	Light	Red	Light	Light
Tahoe Lake ES	Light	Light	Light	Light	Light	Light	Light	Red	Light	Light
Middle Schools										
Alder Creek MS	Light	Light	Light	Light	Light	Light	Light	Light	Light	Light
North Tahoe MS	Light	Light	Light	Light	Light	Light	Light	Light	Light	Light
High Schools										
Tahoe Truckee HS	Light	Light	Light	Light	Light	Light	Light	Light	Light	Light
North Tahoe School	Light	Light	Light	Light	Light	Light	Light	Light	Light	Light

LEGEND

- Good Condition
<10% Replacement Value
- Light Renovation
10%<50% Replacement Value
- Heavy Modernization
50%<75% Replacement Value
- Replacement Preferred
75%<100% Replacement Value

SITE INVENTORY - ELEMENTARY SCHOOLS

ELEMENTARY	Donner Trail	Glenshire	Kings Beach	Tahoe Lake	Truckee ES
Loaded					
Transitional Kindergarten				1	2
Kindergarten	.5	5	5	2	3
First Grade	.5	4	3	2	4
Second Grade	.5	4	3	2	3
Third Grade	.5	3	3	2	3
Fourth Grade	.5	4	3	2	3
Fifth Grade	.5	3	3	3	3
SPED	0	0	0	4	5
Total	3	31	20	18	26
Non-Loaded (Flex)					
Art	0	1	0	1	0
Music	1	1	1	1	1
Science Project Based Learning	0	1	1	1	1
Resource	0	1	1	0	1
Accelerated Learners	0	0	0	0	1
ELD Intervention	0	0	2	1	1
Computer Tech Lab	0	1	1	0	1
After School Program	0	0	3	1	0
Preschool	0	0	3	0	1
Reading	0	0	0	0	1
Unassigned	0	0	1	0	3
Total	1	5	13	5	11
Support (SF)					
Library Space	0	1,827	1,425	957	2,297
Administration/Student Services	721	5,835	3,823	1,293	1,781
Cafeteria/Multi-Purpose Space	3,360	4,816	3,648	3,450	6,564
Kitchen	207	766	540	819	1,151
Existing Capacity					
Existing Capacity	76	580	504	408	593
Model Capacity					
Model Capacity	76	496	496	376	496

This chart provides a side-by-side comparison of the existing elementary school facilities, their current capacity and the model capacity as developed in the FMP. Any inequities can be addressed in the programming and planning of those facilities to align with the District's Educational Specifications.

Also noted are the Supporting Core Facilities, along with any regulations that apply to size of those facilities (footnoted). The supporting facilities are all "adequate" by these standards.

1. Title 5 of the California Code of Regulations outlines library space at 2.5 SF/student. Undersized library spaces are shown in (RED).
2. Title 5 also indicates 1,350 SF for Kindergarten spaces inclusive of restroom and support spaces. Campuses with undersized Kindergartens show the number of undersized Kindergartens in (RED).

CONDITION ASSESSMENT: PHOTOS

Shown below are several photos to represent recurring conditions seen throughout the District. More detailed conditions of each individual campus are covered later in the Facilities Master Plan.



Interior paint and refresh at some areas



Refresh of some exterior finishes



Repairs to paving from snow removal damage



Evaluation of areas with low roof snow loads



Some outdated buildings in need of replacement or modernization at high schools



Accessibility needs at athletic facilities



Upgrades to athletic facilities



Replacement of portables with permanent facilities

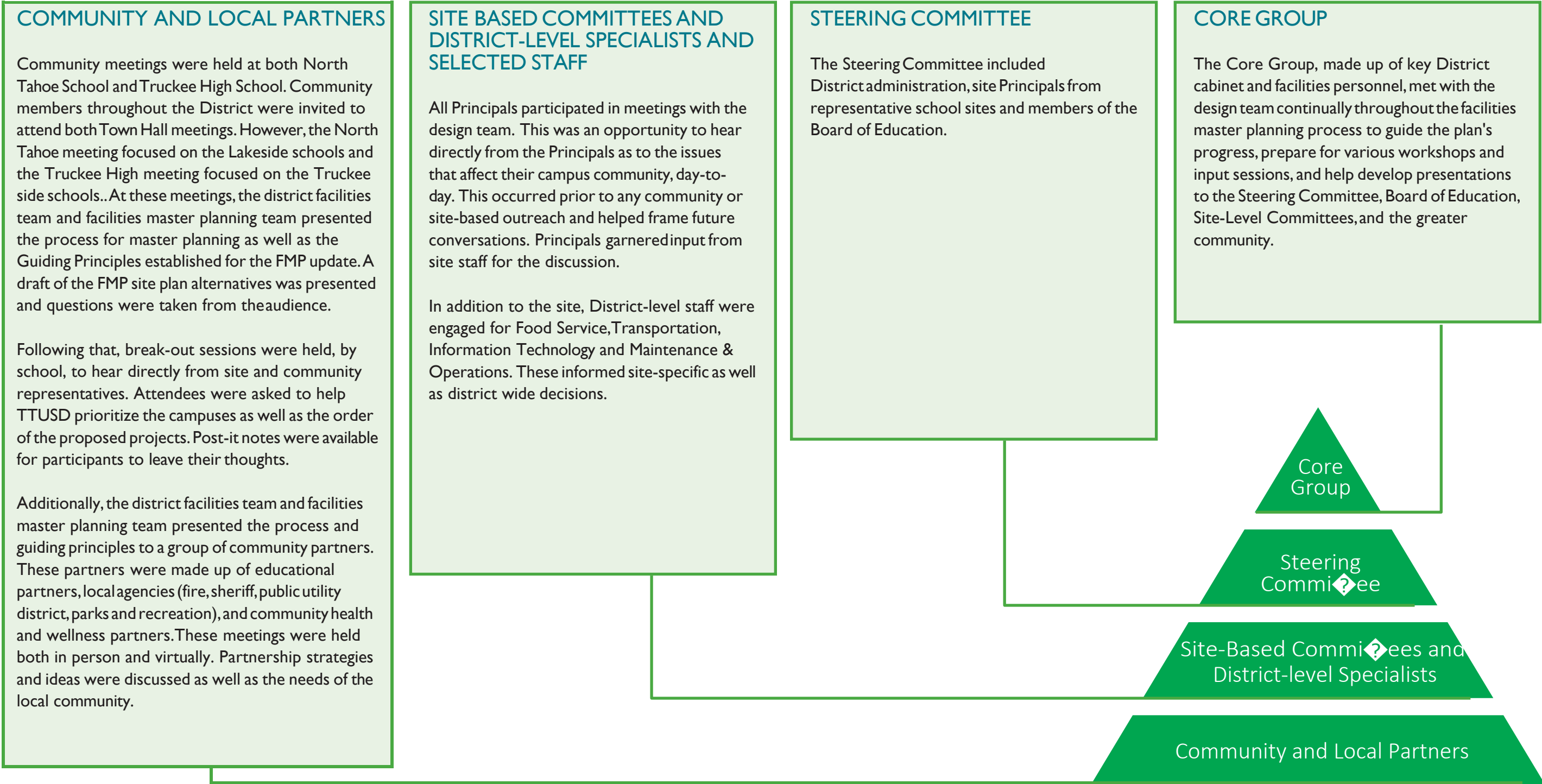


SECTION 4. STAKEHOLDER ENGAGEMENT

STAKEHOLDER ENGAGEMENT

The stakeholder engagement process is essential to a Facilities Master Plan (FMP) that represents the needs of the community. Key data that was presented to stakeholders includes: Prior FMP findings and progress, overall demographics and enrollment capacity, current and projected, as well as findings of the condition assessment. Engagement occurred at multiple levels as described below, intended to include the greatest number of stakeholders. The 2014 FMP was used as a starting point for these discussions.

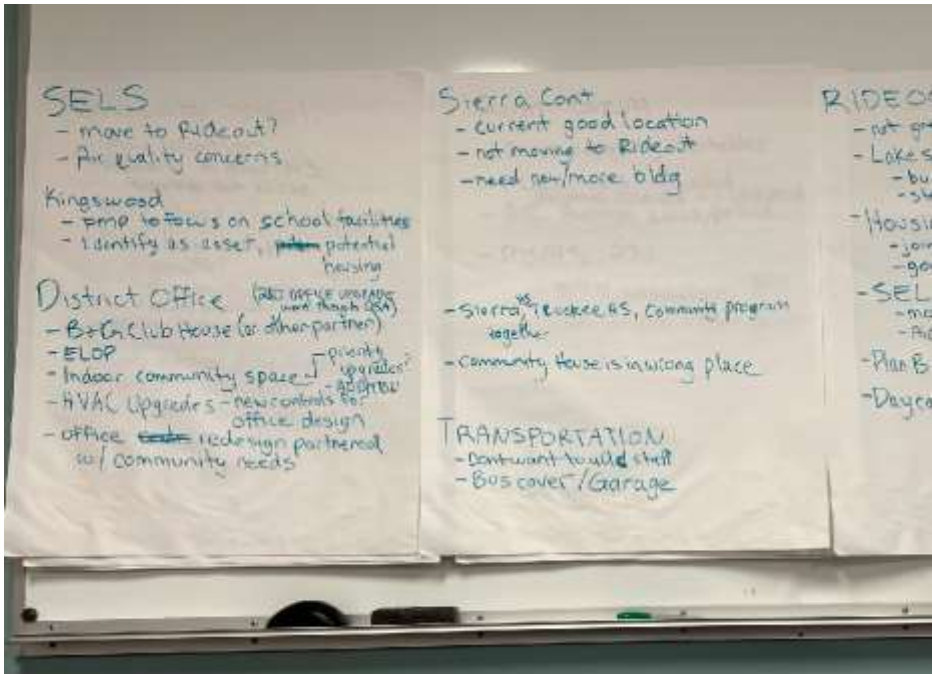
In addition, electronic surveys of both staff and students were conducted. The summary of those results are shown on the following pages.



COMMUNITY MEETINGS



Voting result by community at one school for the town hall meeting



Notes from steering committee meeting



Meeting with district Maintenance and Operations



Town Hall Presentation



Town Hall group Discussions and voting



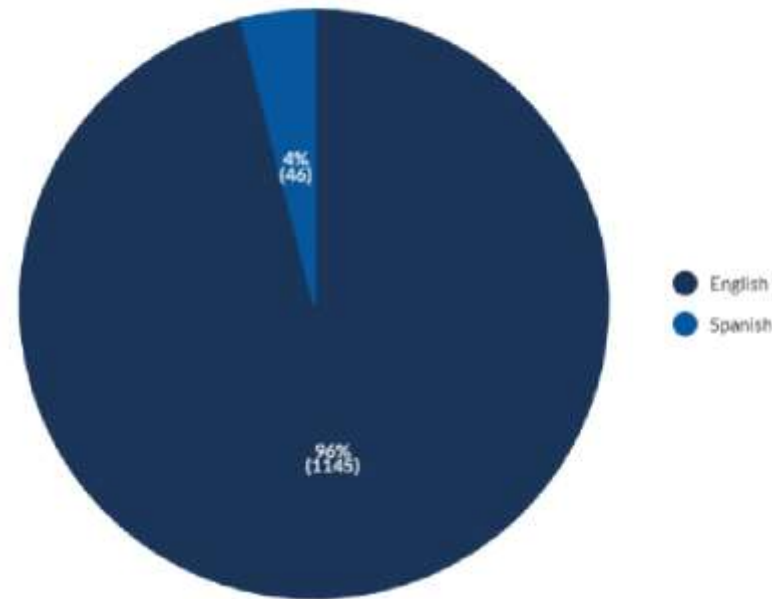
Discussion and questions during town hall meeting

Thought Exchange Survey

Survey Participants



Participation Languages

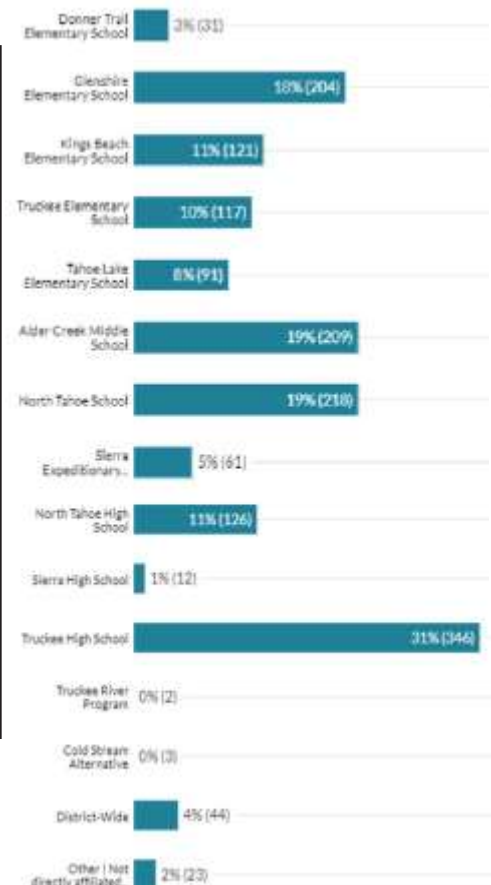


The stakeholder engagement process included outreach, via electronic survey, to all stakeholders, including community members, partners, parents, staff and students. Key findings per school are included in the school-specific sections of the document. A summary is provided here. The results of all surveys closely align with the Guiding Principles established for the FMP.

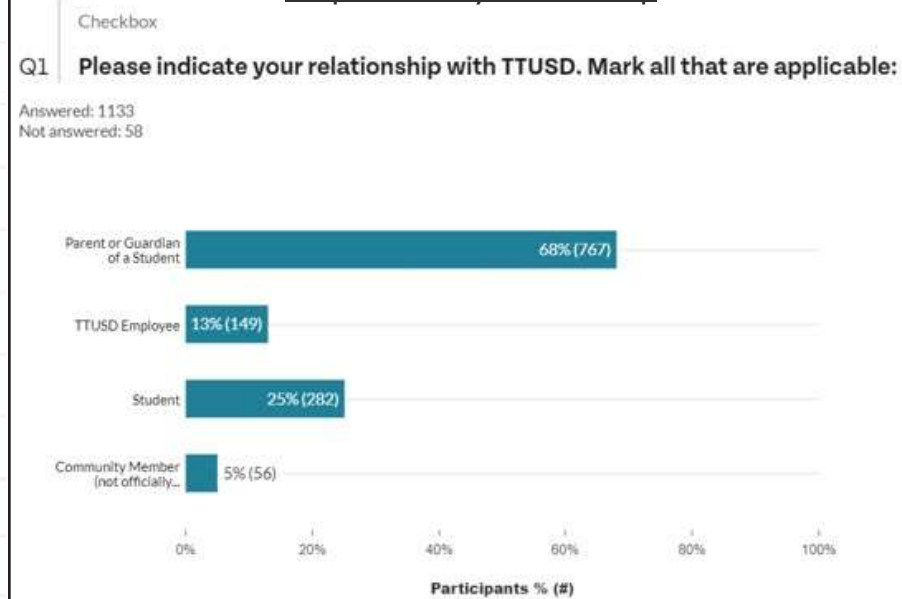
Highest Rated Thought Topics

- CONTROL DRUG USE IN BATHROOMS
- CAREER & TECHNICAL EDUCATION (CTE)
- CTE SPECIFIC CLASSROOMS
- EXPANDED OFFERINGS
- ATHLETIC INFRASTRUCTURE
- UPGRADED STADIUM THAT WORKS FOR ALL OUTDOOR SPORTS
- EXPANDING & IMPROVING SPORTS FACILITIES
- TURF FIELDS
- INDOOR FIELD AND GYM SPACE
- ADA COMPLIANT
- SAFETY
- IMPROVING SCHOOL SECURITY
- INCREASING ROOF SNOW LOAD CAPACITIES
- UPGRADES TO HVAC SYSTEMS
- CLASSROOMS
- PERMANENT FACILITIES TO REPLACE PORTABLES
- SPACE TO LIMIT CLASS SIZE
- IMPROVED OUTDOOR SPACES FOR STUDENTS
- SOCIAL AREAS, PLAYGROUNDS, ETC.
- TEACHER SUPPORTS
- INCREASED WAGES
- HOUSING
- CHILDCARE
- TECHNOLOGY AND INTERNET UPGRADES
- LATER START TIMES

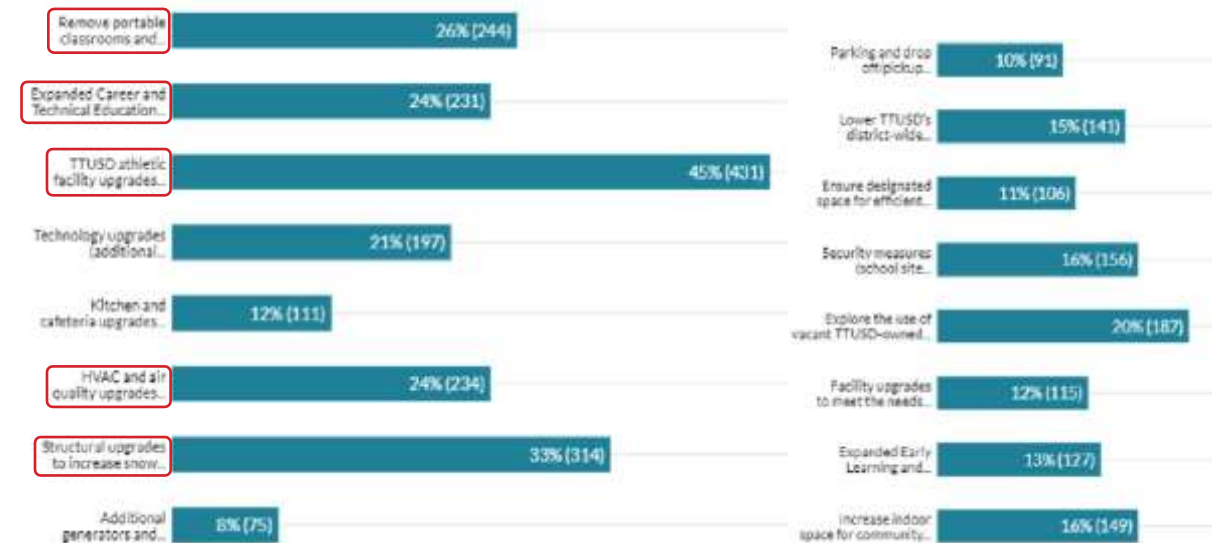
Respondants by School



Respondants by Relationship



Priority Projects Results





SECTION 5. ELEMENTARY SCHOOLS

DONNER TRAIL ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1948, New Addition: 2019
- 2022/2023 Enrollment: 55 Students
- Site = 2 Acres
- Buildings = 12,575 SF
- 20 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 72



Existing Site Aerial Image



Entrance at Donner Trail elementary



EXISTING PLAN

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Grade	#	Loading	Total
TK / Kinder	.5	24	12
1st	.5	24	12
2nd	.5	24	12
3rd	.5	24	12
4th	.5	28	14
5th	.5	28	14
Flex	1	0	0
SPED	0	10	0
TOTAL	4		76

Support	Area
Commons / MultiPurpose	3,360 SF
Kitchen	207 SF
Administration/ Student Services	721 SF
Library Space	0 SF

CONDITION ASSESSMENT

Note: please see appendix for detailed consultant reports



EXISTING CONDITIONS PLAN

LEGEND

- Good Condition
<10% Replacement Value
- Light Renovation
10%<50% Replacement Value
- Heavy Modernization
50%<75% Replacement Value
- Replacement Preferred
75%<100% Replacement Value
- Structural upgrades to current snow load requirements
- Structural analysis required per code if modernizing

Donner Trail Elementary School		
Site	Cond.	Comment
Parking / Circulation	Yellow	<ul style="list-style-type: none"> Need bollards/barrier at main entry/drop off Restriping needed No fencing between playground and parking lot
Accessibility	Yellow	<ul style="list-style-type: none"> Minor parking and ramp upgrades required
Site Amenities	Orange	<ul style="list-style-type: none"> Landscape/outdoor learning environment upgrade Hardcourts in poor condition No turf play fields or shade
Drainage/ Utilities	Yellow	<ul style="list-style-type: none"> Ponding occurs new MPR building and ADA parking stalls Drainage is blocked
Building/ Wing	Cond.	Comment
Building - Exterior	Orange	<ul style="list-style-type: none"> Old classroom wing and MPR: Single pane windows to be replaced Need exterior siding replacement and paint Multipurpose Room needs new roof
Building - Interior	Orange	<ul style="list-style-type: none"> Old classroom wing and MPR: Doors and hardware need replacement Some casework not ADA compliant building egress not fully compliant
Program Needs	Yellow	<ul style="list-style-type: none"> No workroom/lounge or nurse area Kitchen is small
Structure	Red	<ul style="list-style-type: none"> Old classroom wing requires snow load upgrade. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	Orange	<ul style="list-style-type: none"> Generator is undersized Overhead data infrastructure should be moved underground Fire alarm upgrade needed MPR needs lighting upgrade; MPR & old classrooms need new controls
Mechanical/ Plumbing	Orange	<ul style="list-style-type: none"> MPR & Old classroom wing: needs new plumbing fixtures and HVAC replacement

CONDITION ASSESSMENT



Upgrades needed for exterior windows, doors, and finishes need replacement



Emergency exit and site landscape upgrades



Aging core facilities



Interior finish upgrades and replacements



Roofing replacement and exterior renovation



Office casework and interior finish upgrades



PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building



PROPOSED MASTER PLAN

Overview

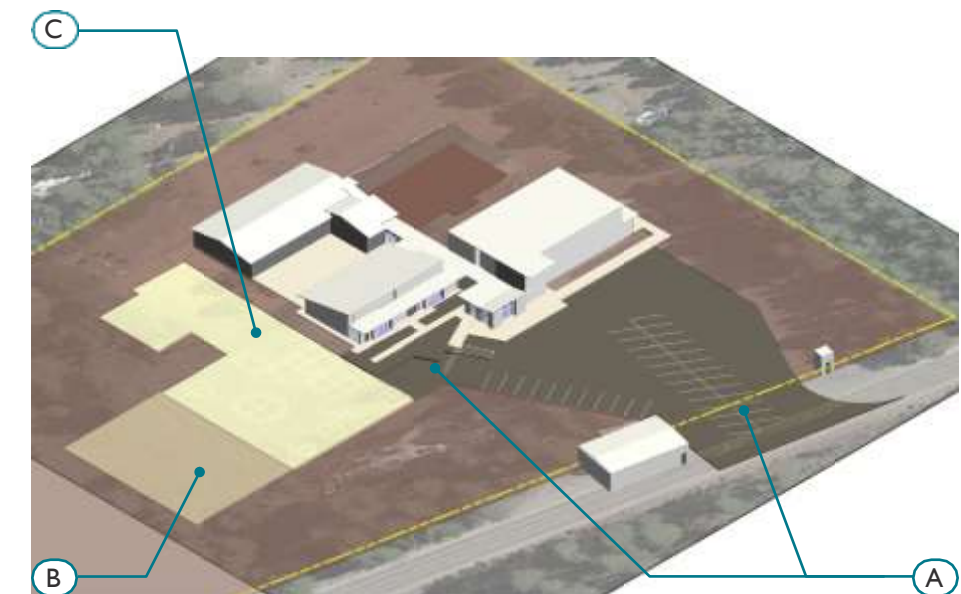
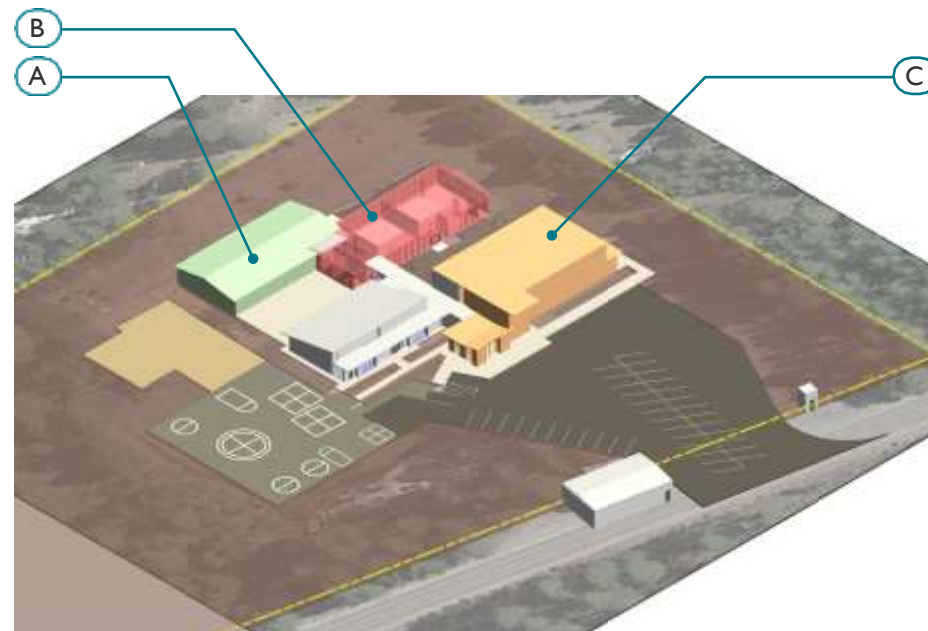
The proposal outlines a light to moderate renovation of the current multi-purpose room and kitchen, along with a like-for-like replacement of the aging classroom wing. While the site isn't slated for growth due to its small school footprint, essential upgrades are incorporated. These involve renovating/expanding administration and student services for improved office and student support spaces. Site enhancements are crucial, encompassing parking lot fencing, accessibility upgrades, playground improvements, and landscaping. Additionally, outdoor covered spaces for students are proposed. This comprehensive plan ensures the optimization of existing facilities and the provision of a more functional and accommodating environment for students and staff.

Grade	School Name			
	Existing	Proposed	Loading	Total
TK / Kinder	.5	.5	24	12
1st	.5	.5	24	12
2nd	.5	.5	24	12
3rd	.5	.5	24	12
4th	.5	.5	28	14
5th	.5	.5	28	14
Flex	1	1	0	0
SPED	0	0	13	0
TOTAL	4	4		76

Support	Existing Area	Proposed Area
Commons/ Multipurpose	3,360 SF	3,366 SF
Kitchen	207 SF	250 SF
Administration/ Student Services	721 SF	934 SF
Library Space	0 SF	0 SF

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Donner Trail Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished

PHASE I

- A. New Classroom Wing Addition
- B. Demolish older classroom wing
- C. Structural upgrade as required at Multi-Purpose Room

FUTURE - PHASE 2

- A. New Fencing and gates
- B. All-weather field
- C. Site upgrades to existing Hardtop and playground

GLENSHIRE ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1995
- 2022/2023 Enrollment: 497 Students
- Site = 9.3 Acres
- Buildings = 43,872 SF (Permanent) | 17,530 SF (Portables)
- 98 Parking Spaces
- 55% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 474



Existing Site Aerial Image



Entrance at Glenshire Elementary

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



EXISTING PLAN

LEGEND

 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	

Grade	#	Loading	Total
TK / Kinder	5	24	120
1st	4	24	96
2nd	4	24	96
3rd	3	24	72
4th	4	28	112
5th	3	28	84
Flex	8	0	0
SPED	0	13	0
TOTAL	31		580

Support	Area
Commons/ Multipurpose	4,816 SF
Kitchen	766 SF
Administration/ Student Services	5,835 SF
Library Space	1,827 SF



CONDITION ASSESSMENT



Storage needs



Library interior upgrade



Replacement of portables with permanent structures



Separate gym and storage needs



No shade structure over playground



Snow removal access needed for windows

CONDITION ASSESSMENT



EXISTING CONDITIONS PLAN

LEGEND			
■	Good Condition <10% Replacement Value		Structural upgrades to current snow load
■	Light Renovation 10%<50% Replacement Value	■	Heavy Modernization 50%<75% Replacement Value
■	Replacement Preferred 75%<100% Replacement Value		Structural analysis required per code if modernizing

Glenshire Elementary School		
Site	Cond.	Comment
Parking / Circulation	■	• Fire lane asphalt needs to be replaced
Accessibility	■	• More drinking fountains required • Upgrades needed at stairs/ramps to portable bldgs
Site Amenities	■	• Playground equipment replacement • Need more shade, signage, and area for snow storage
Drainage/ Utilities	■	• Ponding occurs, drain inlets plugged
Building/ Wing	Cond.	Comment
Building - Exterior	■	• Windows get blocked by snow • Provide snow removal access
Building - Interior	■	
Program Needs	■	• Kitchen and MP small • Need separate gym and storage; kinder rooms need toilets • Portables should be replaced with building addition
Structure	■	• Proposed modernization and new construction will require complete building structural rehab. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	■	• MPOE/MDF requires cooling. No generator. No voice evac or CO detection
Mechanical/ Plumbing	■	• Full HVAC replacement, Building controls upgrade

Note: please see appendix for detailed consultant reports





PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building



PROPOSED MASTER PLAN

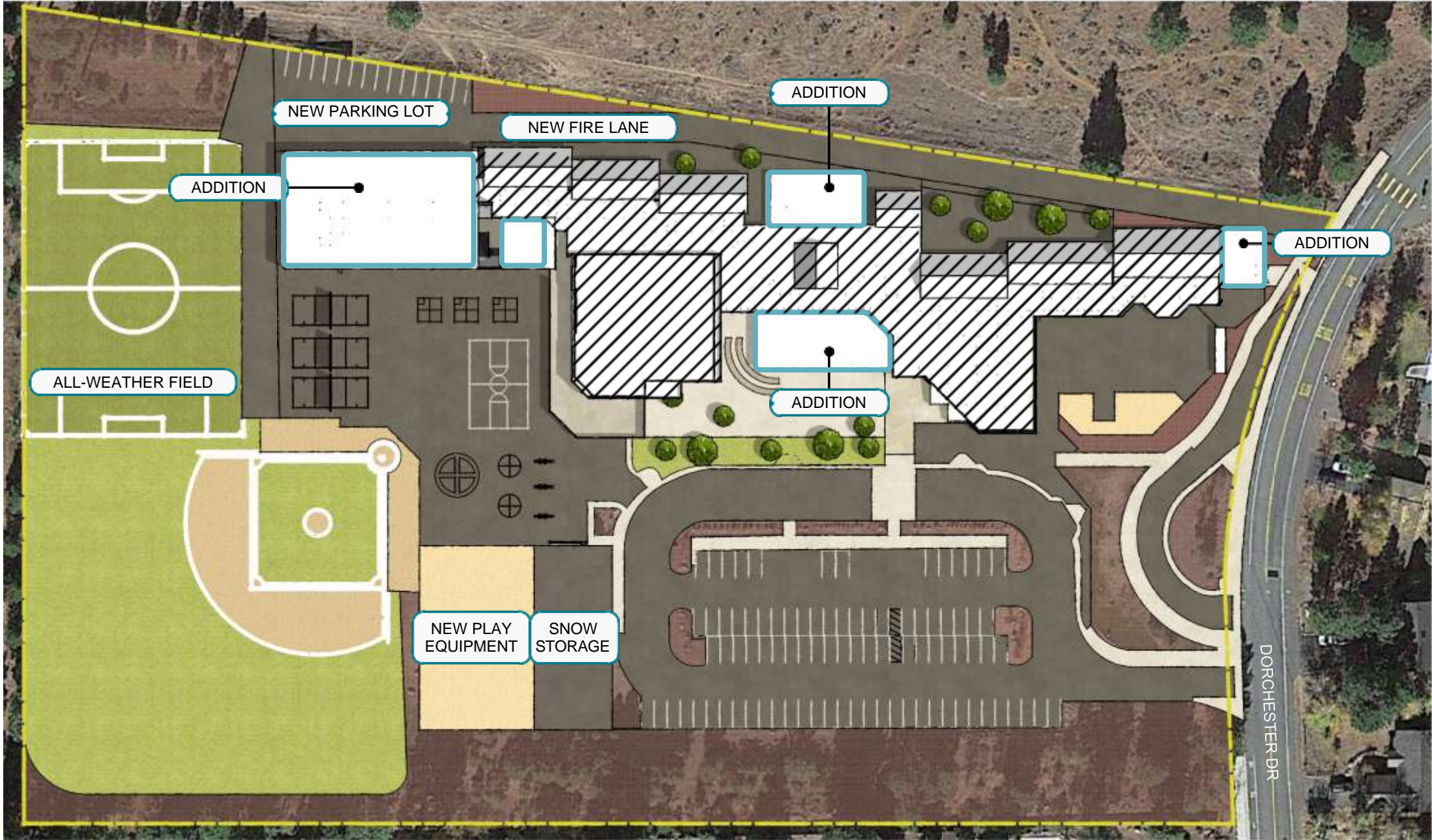
The plan involves a significant transformation of the current facility, replacing portables for a two-story classroom addition and a new TK/K flex classroom. The extensive core facility reconfiguration includes a new kitchen, cafeteria, library, and an entry vestibule to support a secure, single point of entry. Key elements of the modernization effort include the addition of dedicated restrooms for TK and kindergarten classrooms, the incorporation of a wellness center, and provisions for special education accommodations. This comprehensive approach seeks to enhance the overall functionality and inclusivity of the facility, ensuring that it meets the evolving needs of students and staff in a more modern and accommodating educational environment.

Glenshire Elementary School				
Grade	Existing	Proposed	Loading	Total
TK / Kinder	5	5	24	120
1st	4	3	24	72
2nd	4	3	24	72
3rd	3	3	24	72
4th	4	2.5	28	70
5th	3	2.5	28	70
Flex	8	9	0	0
SPED	0	2	10	20
TOTAL	31	30		496

Support	Existing Area	Proposed Area
Commons/ Multipurpose	4,816 SF	9,353 SF
Kitchen	766 SF	1,387 SF
Administration/ Student Services	5,835 SF	6,536 SF
Library Space	1,827 SF	2,531 SF

PROPOSED SITE IMPROVEMENTS

The site enhancements propose improved playgrounds, featuring an all-weather field, new play equipment. An outdoor plaza adjacent to the library includes a covered area for students. Additional upgrades include expanded parking, fire lane improvements, accommodations for snow removal, and designated snow storage areas.



PROPOSED SITE

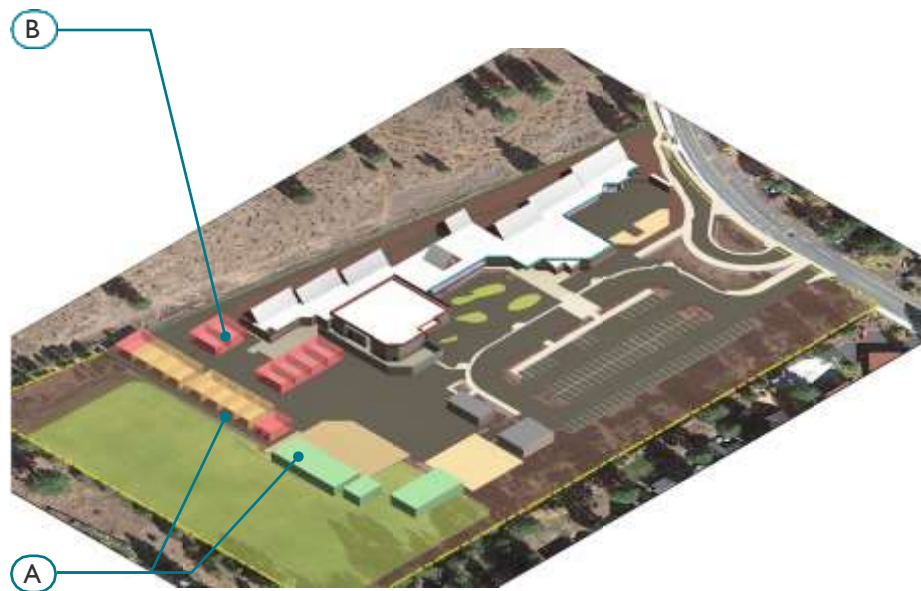
LEGEND

- Property Line
- Modernized Building
- New Construction





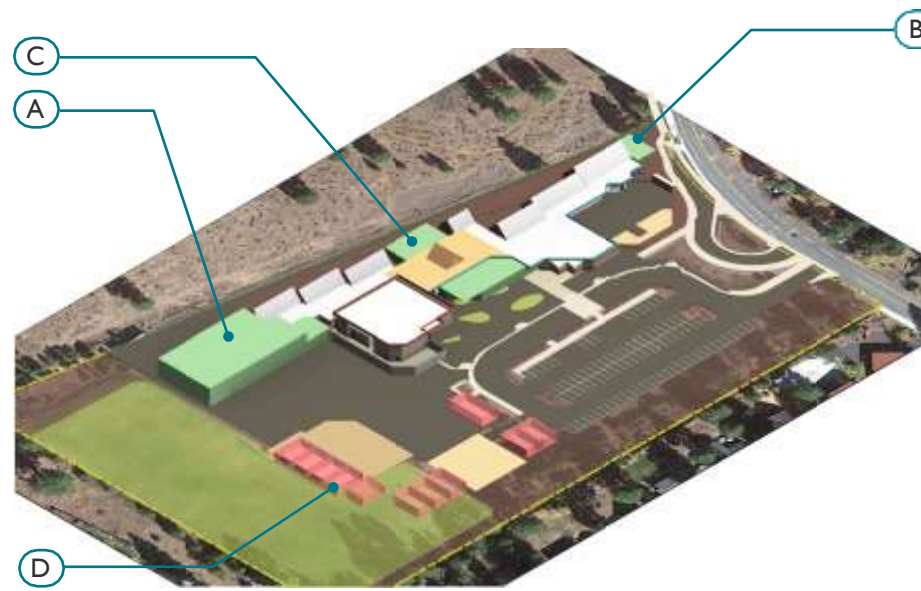
EXISTING CAMPUS



PHASE 1A

- A. Relocate modulares needed for temporary housing for construction of new classroom
- B. Remove any modulares in excess of capacity

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished



PHASE 1B

- A. Construction of new 2-story classroom building
- B. Construction of new TK/K Flex addition
- C. Reorganization and expansion of central building for new cafeteria, kitchen, and library
- D. Removal of modulares used for temporary housing

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Glenshire Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



PHASE 2

- A. Modernization of remaining existing building spaces
- B. New All-weather field
- C. New snow storage and expanded play areas
- D. New fire access road and parking in rear of building

KINGS BEACH ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1957, New Addition: 2020
- 2022/2023 Enrollment: 391 Students
- Site = 5.5 Acres
- Buildings = 52,300 SF (Permanent) | 8,640 SF (Portables)
- 51 Parking Spaces (Shared Lot)
- 28% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 490



Existing Site Aerial Image



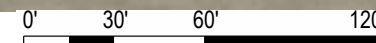
Kings Beach Elementary School



EXISTING PLAN

LEGEND

 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	 Boys and Girls Club Building
 Classroom / Lab	 Restrooms	



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

The Boys and Girls Club has formed a distinctive partnership with Tahoe Truckee USD, leasing a building on the Kings Beach campus for their activities. While the building could benefit from modernization, this is not part of the master plan.

Grade	#	Loading	Total
TK / Kinder	5	24	120
1st Grade	3	24	72
2nd Grade	3	24	72
3rd Grade	3	24	72
4th Grade	3	28	84
5th Grade	3	28	84
Flex	12	0	0
SPED	0	13	0
TOTAL	32		504

Support	Area
Commons / Multi-Purpose	3,648 SF
Kitchen	540 SF
Administration/ Student Services	3,823 SF
Library Space	1,425 SF

* Boys and Girls club facility is not included in classroom counts or areas

CONDITION ASSESSMENT



Student drop-off along Steelhead Ave



Campus access and security improvements



Kitchen expansion and modernization



Portable building replacement



Library modernization and building infrastructure improvements



Required accessibility upgrades



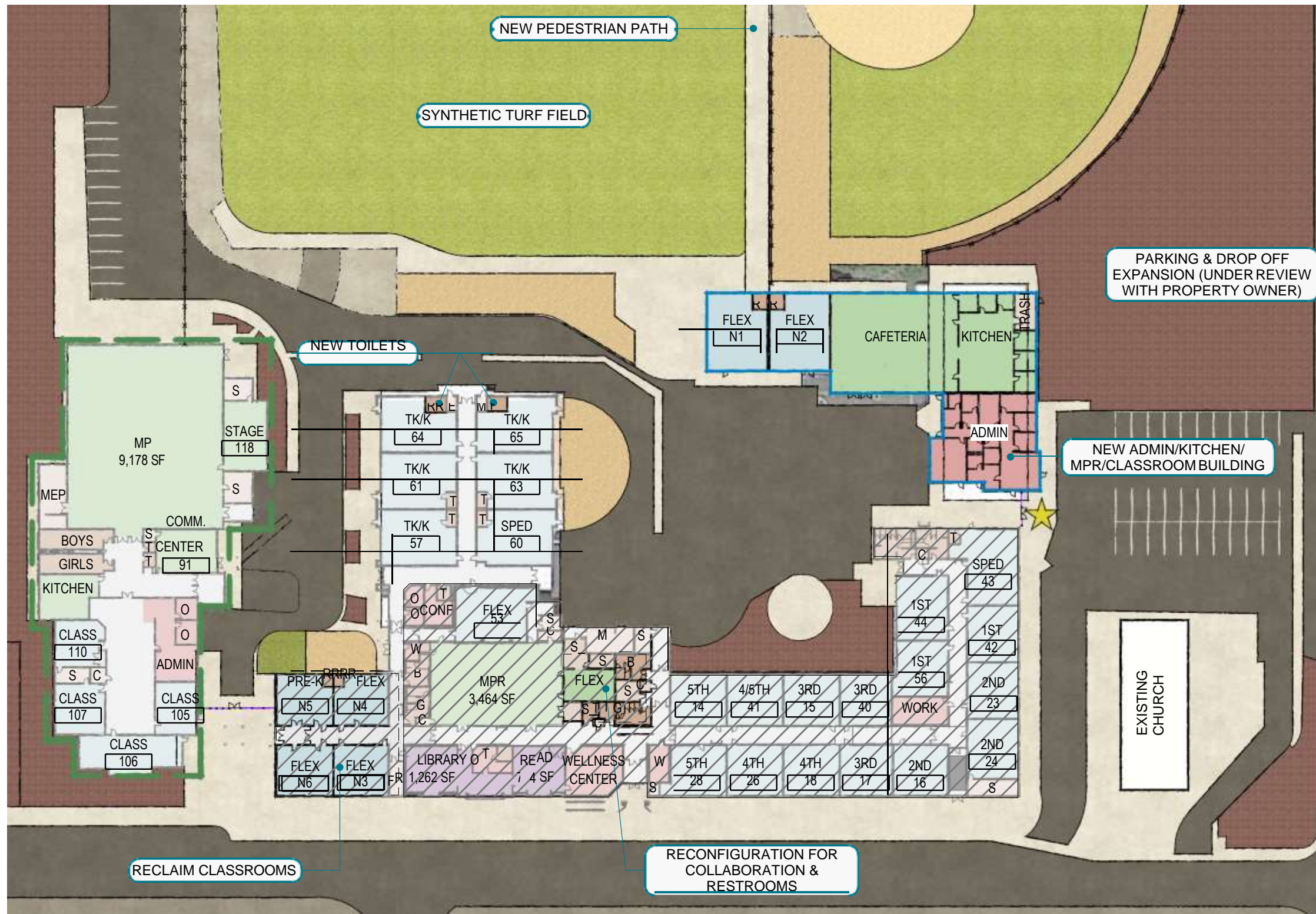
EXISTING CONDITIONS PLAN

LEGEND			
■	Good Condition <10% Replacement Value	■	Heavy Modernization 50%<75% Replacement Value
■	Light Renovation 10%<50% Replacement Value	■	Replacement Preferred 75%<100% Replacement Value
			Structural upgrades to current snow load
			Structural analysis required per code if modernizing

CONDITION ASSESSMENT

Kings Beach Elementary School		
Site	Cond.	Comment
Parking / Circulation	■	<ul style="list-style-type: none"> Parking lot is tight & congested with parent drop-off Shared with adjacent church Campus has two main points of entry since drop off is away from admin
Accessibility	■	<ul style="list-style-type: none"> Accessible route to safe dispersal area needed Repair of concrete stairs & curbs
Site Amenities	■	<ul style="list-style-type: none"> Cracks in hardcourts Need shade Need updated building signage and snow storage area
Drainage/ Utilities	■	<ul style="list-style-type: none"> Needs grease trap interceptor Flooding/icing issues at new campus entry Landscaping area in quad needs drainage system
Building/ Wing	Cond.	Comment
Building - Exterior	■	<ul style="list-style-type: none"> Exterior doors and windows need replacment Exterior siding needs repair
Building - Interior	■	<ul style="list-style-type: none"> Restrooms need upgrade Need acoustic upgrades Older classroom wing and library needs finish & casework upgrades
Program Needs	■	<ul style="list-style-type: none"> MP & Kitchen is undersized. Library layout need reconfiguration Admin location is not ideal
Structure	■	<ul style="list-style-type: none"> Entire building except for recent addition requires snow load roof upgrades. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	■	<ul style="list-style-type: none"> Old portion of building needs elec service upgrade. Fire alarm upgrade. Security camera upgrade. New lighting at gym and old classrooms
Mechanical/ Plumbing	■	<ul style="list-style-type: none"> Old portion of building needs HVAC upgrade. New energy management control system needed. Plumbing fixtures at old building need upgrades.

Note: please see appendix for detailed consultant reports



PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

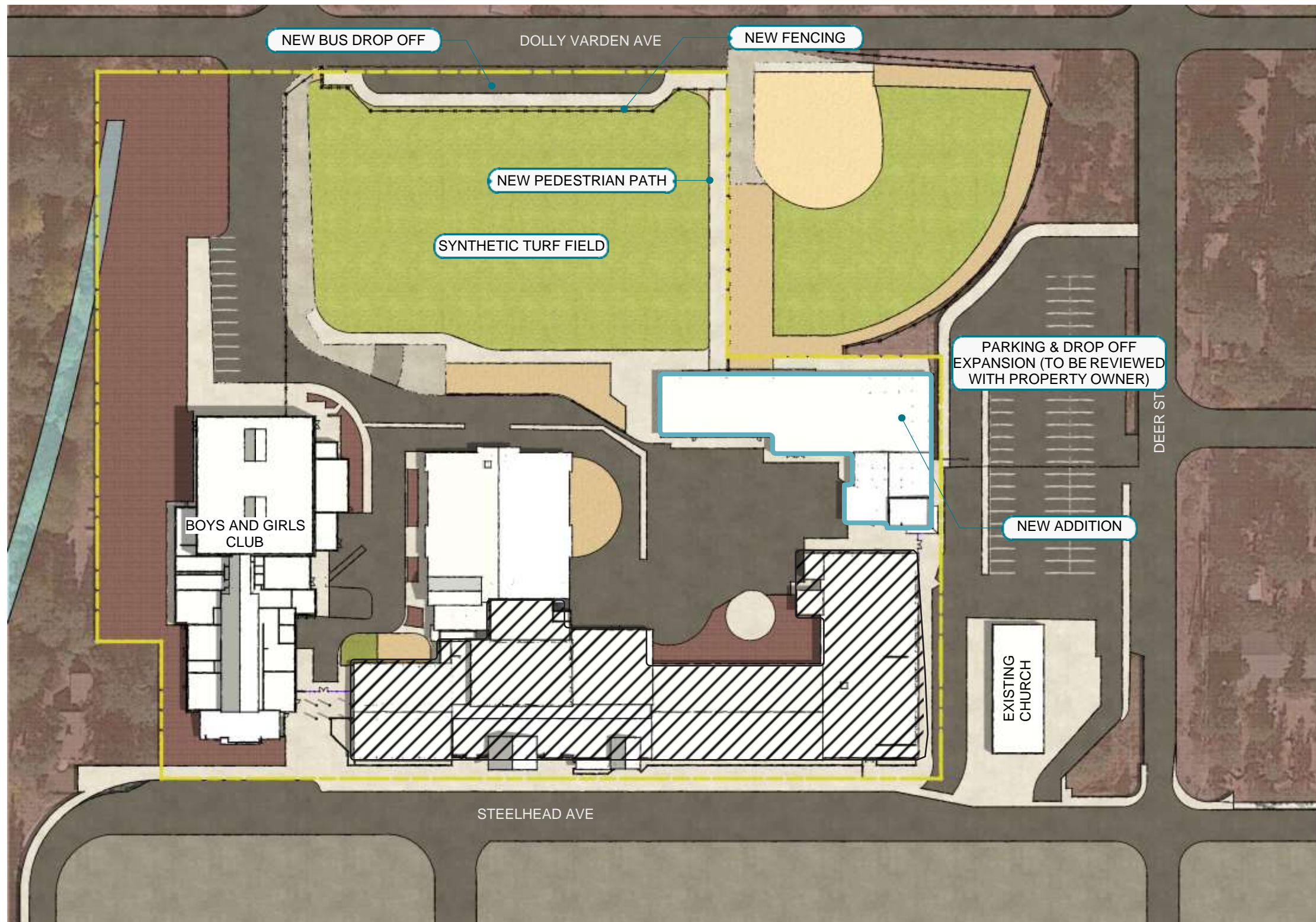
- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building
- Boys and Girls Club Building

PROPOSED MASTER PLAN

The proposal involves substantial modernization of the existing building, with minor upgrades to the newer kindergarten wing. This includes adding restrooms for transitional kindergarten and special education programs. Structural snow load roof upgrades are planned. Portable buildings will be replaced with a permanent facility housing administration, cafeteria, kitchen, and classrooms. The new administration area ensures a secure single point of entry away from main streets. Existing classrooms will be repurposed, incorporating collaborative spaces. This comprehensive plan aims to enhance functionality, security, and collaboration.

Grade	School Name			
	Existing	Proposed	Loading	Total
TK / Kinder	5	5	24	120
1st Grade	4	3	24	72
2nd Grade	4	3	24	72
3rd Grade	3	3	24	72
4th Grade	4	2.5	28	70
5th Grade	3	2.5	28	70
Flex	1	9	0	0
SPED	3	2	10	20
TOTAL	27	30		496

Support	Existing Area	Proposed Area
Commons/ Multipurpose	3,648 SF	7,479 SF
Kitchen	540 SF	2,148 SF
Administration/ Student Services	3,823 SF	2,932 SF
Library Space	1,425 SF	1,894 SF


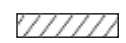



PROPOSED SITE IMPROVEMENTS

The site master plan includes several key elements. These consist of parking lot reconfiguration and expansion, a lengthened on-site parent drop-off, and a new bus drop-off area with a safe pedestrian path through the campus. Other improvements involve an all-weather turf field, enhancements to security fencing, and upgrades to accessibility. This comprehensive strategy seeks to address traffic flow, safety, and accessibility concerns while also providing improved recreational amenities for the school community.

PROPOSED SITE

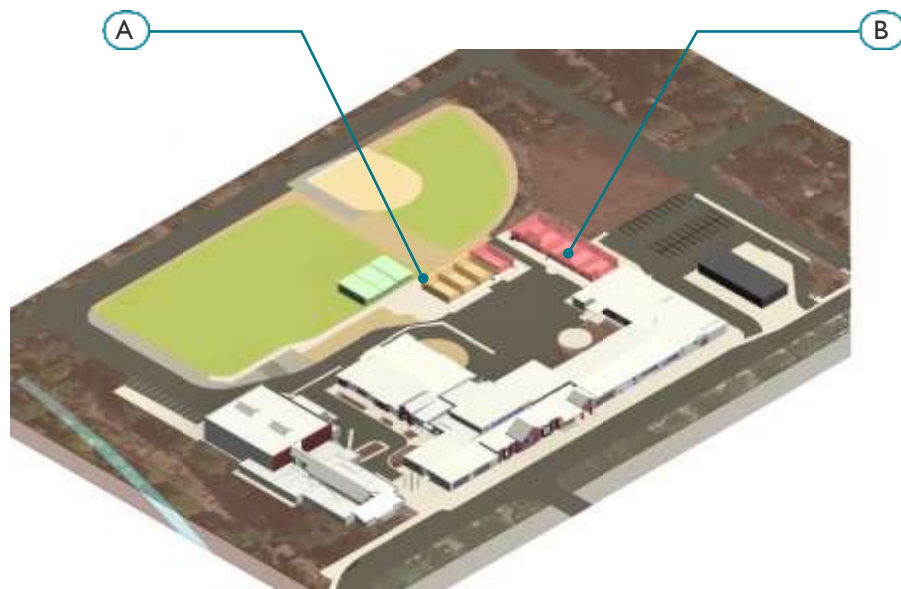
LEGEND

-  Property Line
-  Modernized Building
-  New Construction



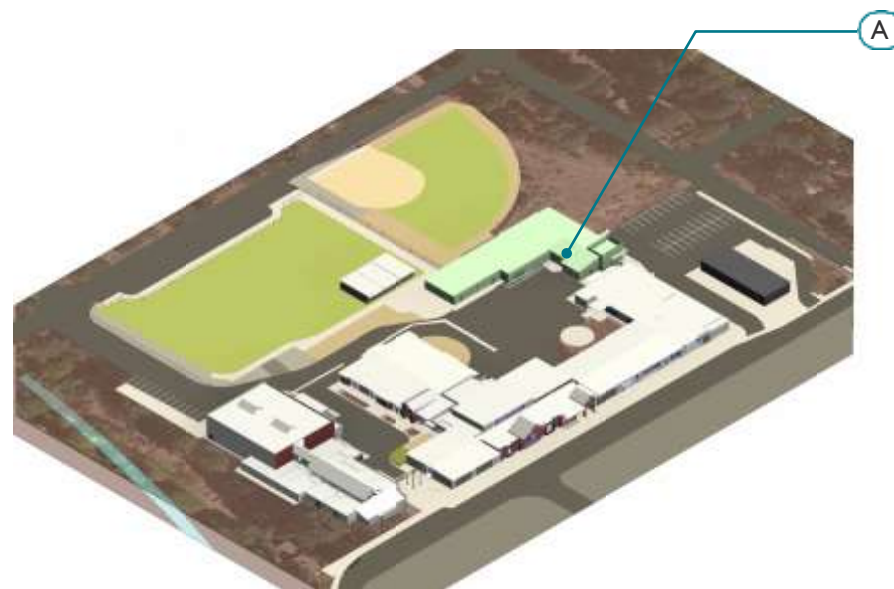


EXISTING SITE



PHASE A

- A. Relocate Portables needed to maintain school capacity on site.
- B. Remove excess portables to make room for future construction.



PHASE 1B

- A. Construct new building with Administration, Cafeteria, kitchen, and flex classrooms.

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Kings Beach Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



PHASE 2

- A. Expand parking and make improvements to dropoff layout..
- B. Replace field with artificial turf
- C. Add bus drop-off, new fencing, and pedestrian path from the north side of the site.
- D. Modernize main building for structural snow load
- E. Reclaim Classrooms in existing administration
- F. Remove temporary housing.

LEGEND

■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished

TAHOE LAKE ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1934, New Addition: 2021
- 2022/2023 Enrollment: 290 Students
- Site = 7.4 Acres
- Buildings = 31,177 SF (Permanent) | 2,880 SF (Portables)
- 73 Parking Spaces
- 8% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 376



Existing Site Aerial Image



Entrance at Tahoe Lake Elementary

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Grade	#	Loading	Total
TK / Kinder	3	24	72
1st	2	24	48
2n	2	24	48
3rd	2	24	48
4th	2	28	56
5th	3	28	84
Flex	6	0	0
SPED	4	13	52
TOTAL	24		408

Support	Area
Commons / Multi-Purpose	3,450 SF
Kitchen	819 SF
Administration / Student Services	1,293 SF
Library Space	957 SF



EXISTING PLAN

LEGEND

 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	

CONDITION ASSESSMENT



Single pane windows need replacing



Upgrading outdoor spaces



Portable roofing needs replacement



Paving upgrades needed



Roof, windows, and concrete upgrades





Perimeter fencing and gates needed

CONDITION ASSESSMENT



LEVEL 4
EXISTING CONDITIONS PLAN

LEGEND					
█	Good Condition <10% Replacement Value	█	Heavy Modernization 50%<75% Replacement Value		Structural upgrades to current snow load
█	Light Renovation 10%<50% Replacement Value	█	Replacement Preferred 75%<100% Replacement Value		Structural analysis required per code if modernizing

Tahoe Lake Elementary School		
Site	Cond.	Comment
Parking / Circulation	█	<ul style="list-style-type: none"> Perimeter fencing and new gates needed Egress concerns at interior courtyard
Accessibility	█	<ul style="list-style-type: none"> Ramps needed along exterior by playgrounds Uneven concrete at doors
Site Amenities	█	<ul style="list-style-type: none"> Additional drinking fountains needed. Need bear bins/trash enclosure
Drainage/ Utilities	█	<ul style="list-style-type: none"> Ponding at upper hardcourts Apparatus area may need drainage system Sewer lines need to be replaced. Snow melt issues at interior courtyard area since all roof areas shed to this area.
Building/ Wing	Cond.	Comment
Building - Exterior	█	<ul style="list-style-type: none"> Windows, roofing, gutters at upper building need to be replaced. Some window replacement needed.
Building - Interior	█	<ul style="list-style-type: none"> Interior finishes in good shape. Some casework upgrades needed.
Program Needs	█	<ul style="list-style-type: none"> Toilet rooms needed for SPED. Auditorium is small. Conflict between food service and shared MPR.
Structure	█	<ul style="list-style-type: none"> Entire building except for recent addition requires snow load roof upgrades. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	█	<ul style="list-style-type: none"> Need more security cameras. Need more/ upgraded electrical outlets. Generator undersized.
Mechanical/ Plumbing	█	<ul style="list-style-type: none"> Some plumbing fixtures need replacment.

Note: please see appendix for detailed consultant reports



PROPOSED MASTER PLAN

The proposal entails varying degrees of modernization for different sections of the existing building, determined by the condition assessment. It includes structural snow load roof upgrades and the construction of a new courtyard atrium to address interior accessibility concerns. Depending on enrollment projections, portable buildings may be eliminated, and classrooms within the existing building repurposed. This comprehensive plan aims to enhance functionality, address safety concerns, and optimize space utilization based on the specific needs of each section of the building.



Tahoe Lake Elementary				
Grade	Existing	Proposed	Loading	Total
TK / Kinder	3	3	24	72
1st	2	2	24	48
2nd	2	2	24	48
3rd	2	2	24	48
4th	2	2.5	28	70
5th	3	2.5	28	70
Flex	6	7	0	0
SPED	4	2	10	20
TOTAL	24	23		376

Support	Existing Area	Proposed Area
Commons/ Multipurpose	5,722 SF	5,722 SF
Kitchen	696 SF	696 SF
Administration/ Student Services	5,491 SF	4,505 SF
Library Space	1,273 SF	1,273 SF

LEVEL 4 PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Library / Media
- Modernized Building
- Administration / Student Services
- Storage / Mechanical
- New Building
- Classroom / Lab
- Restrooms




PROPOSED SITE IMPROVEMENTS

The site master plan proposes to explore potential joint-use opportunities to expand the site, aiming for better accessibility solutions. It emphasizes the installation of an all-weather field and improvements to the playground.



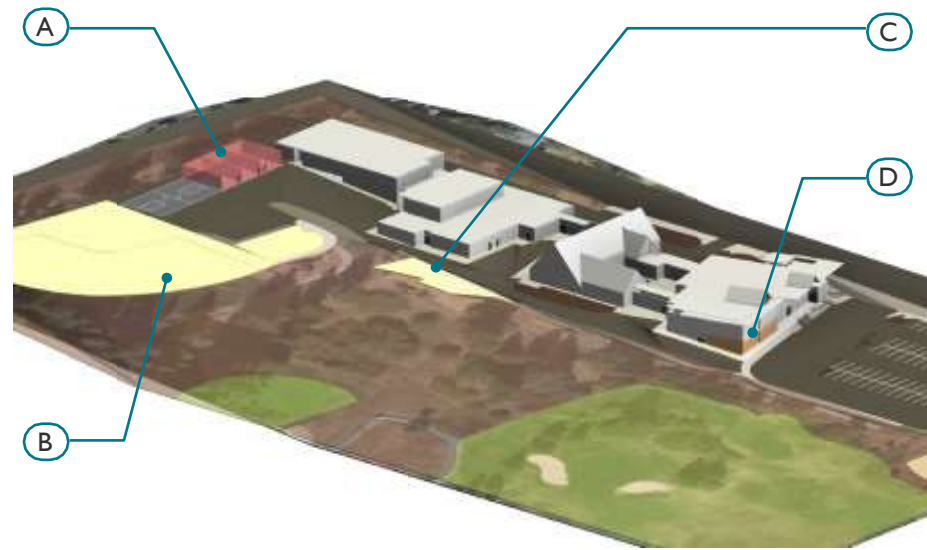
PROPOSED SITE

LEGEND

-  Property Line
-  Modernized Building
-  New Construction



EXISTING CAMPUS



PHASE 1A

- A. Remove Modulars
- B. Artificial turf field upgrade for upper field
- C. Site accessibility upgrades
- D. Reclaim existing Classrooms

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Tahoe Lake Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



PHASE 2

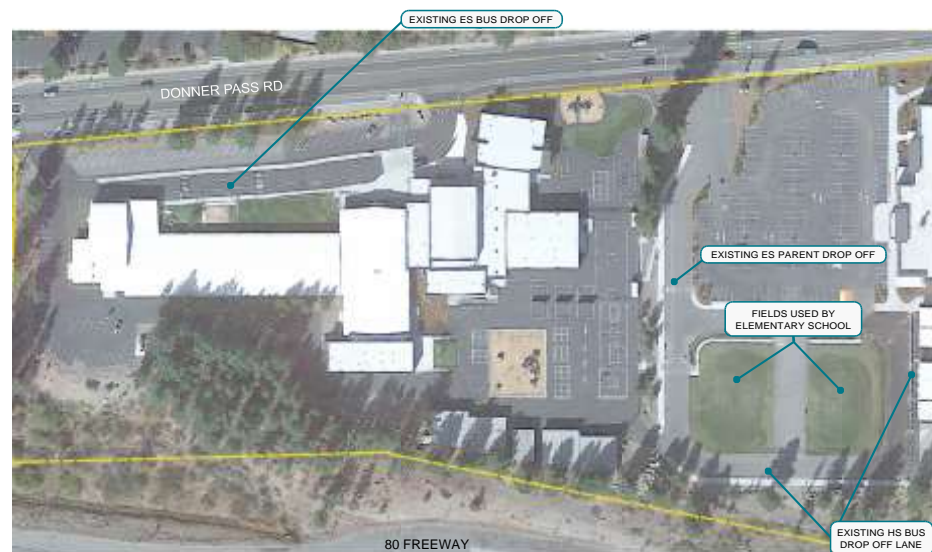
- A. Make necessary roof snow load upgrades to roof of west portion of building.
- B. Construct new atrium in courtyard

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished

TRUCKEE ELEMENTARY SCHOOL

FAST FACTS:

- Originally built: 1957
- 2022/2023 Enrollment: 451 Students
- Site = 7.1 Acres
- Buildings = 82,285 SF (Permanent) | 8,715 SF (Portables)
- 97 Parking Spaces
- 21% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 504



Existing Site Aerial Image



Truckee Elementary School

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



Grade	#	Loading	Total
TK / Kinder	5	24	120
1st	4	24	96
2nd	3	24	72
3rd	3	24	72
4th	3	28	84
5th	3	28	84
Flex (+PK)	13	0	0
SPED	5	13	65
TOTAL	39		593

Support	Area
Commons / Multi-Purpose	6,564 SF
Kitchen	1,151 SF
Administration / Student Services	1,781 SF
Library Space	2,297 SF

EXISTING PLAN

LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Library / Media
- Storage / Mechanical
- Classroom / Lab
- Restrooms
- Property Line



CONDITION ASSESSMENT



Campus entry



Undersized core facilities



Replace interior and casework



Classroom door and interior renovations



Portable roofing replacement needed



Parking additions and ADA upgrades

CONDITION ASSESSMENT



EXISTING CONDITIONS PLAN

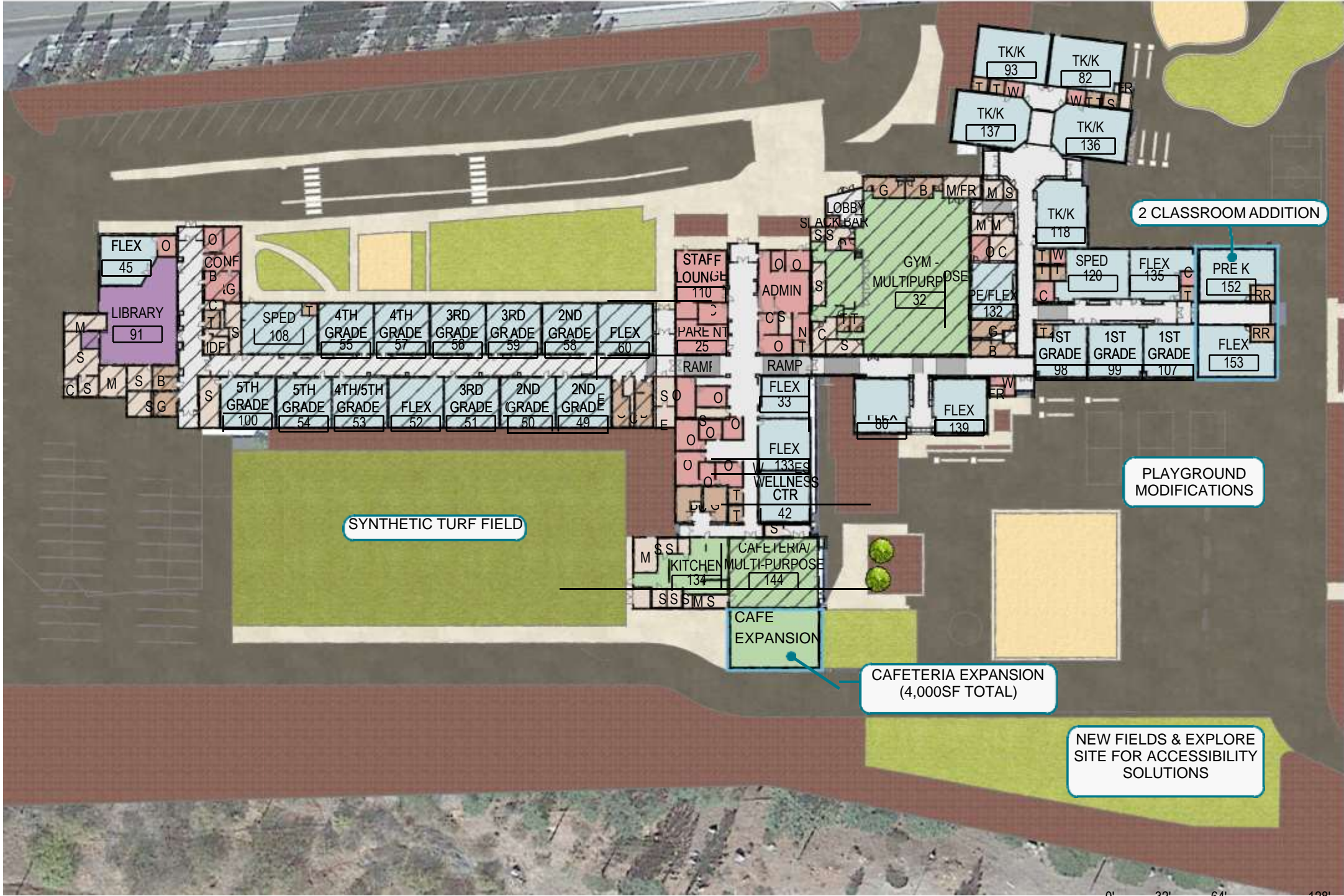
LEGEND			
■	Good Condition <10% Replacement Value		Structural upgrades to current snow load
■	Light Renovation 10%<50% Replacement Value	■	Heavy Modernization 50%<75% Replacement Value
■	Replacement Preferred 75%<100% Replacement Value		Structural analysis required per code if modernizing

Truckee Elementary School		
Site	Cond.	Comment
Parking / Circulation	■	• More staff parking needed. Parent drop off has conflict with Truckee HS.
Accessibility	■	• No handrails at entry ramp. Uneven pavement at driveways/ramps. Portable buildings need ADA upgrades.
Site Amenities	■	• Ball walls block visual access to playground. Need shade and landscape/trees. Lower field access is security concern.
Drainage/ Utilities	■	• Ponding at landscape area. Drain inlet too small at west kinder entry. Sewer lines need replacement.
Building/ Wing	Cond.	Comment
Building - Exterior	■	• Windows at west classroom wing, library and gym need to be replaced.
Building - Interior	■	• Restrooms at gym need upgrade. Some doors need replacment. Some casework needs upgrades.
Program Needs	■	• Dining area is undersized. Toilets needed for SPED and PreK
Structure	■	• West classroom wing requires snow load roof upgrades. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	■	• Electrical system at capacity. MPR lighting needs upgrade. No emergency generator. Install solar parking lot lighting
Mechanical/ Plumbing	■	• Gym needs boiler and HVAC replacment. MDF needs cooling upgrade. Some new plumbing fixtures needed.

Note: please see appendix for detailed consultant reports

PROPOSED MASTER PLAN

Overview
 Truckee Elementary School, with a significant special education and TK/Kinder population, anticipates enrollment growth in the coming years. The proposal encompasses a new classroom addition, expanded cafeteria, and light modernization of areas not recently upgraded. A substantial modernization of the west wing is planned, addressing structural snow load roof upgrades. Additionally, there's a suggestion to consider replacing the west classroom wing based on its potential replacement value, aligning with the school's evolving needs and growth projections.



OPTION I Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	

Truckee Elementary				
Grade	Existing	Proposed	Loading	Total
TK / Kinder	5	5	24	120
1st	4	3	24	72
2nd	3	3	24	72
3rd	3	3	24	72
4th	3	2.5	28	70
5th	3	2.5	28	70
Flex (+PK)	13	12	0	0
SPED	5	2	10	20
TOTAL	39	33		496

Support	Existing Area	Proposed Area
Commons/ Multipurpose	6,564 SF	10,564 SF
Kitchen	1,151 SF	1,151 SF
Administration/ Student Services	1,781 SF	1,781 SF
Library Space	2,297 SF	2,833 SF

PROPOSED SITE IMPROVEMENTS

The site plan targets safety concerns related to the existing play fields situated at a lower level on the opposite side of a drop-off and emergency access driveway. Proposed changes include placing an all-weather field and parking expansion south of the west classroom wing, necessitating a large retaining wall for expanded usable space. The plan includes minor playground upgrades and outdoor shade areas for students. A separate parent drop-off at the lower level is proposed for use solely by Truckee Elementary School parents. For additional details on the overall strategy and considerations refer to the Truckee High School Master Plan.



OPTION I

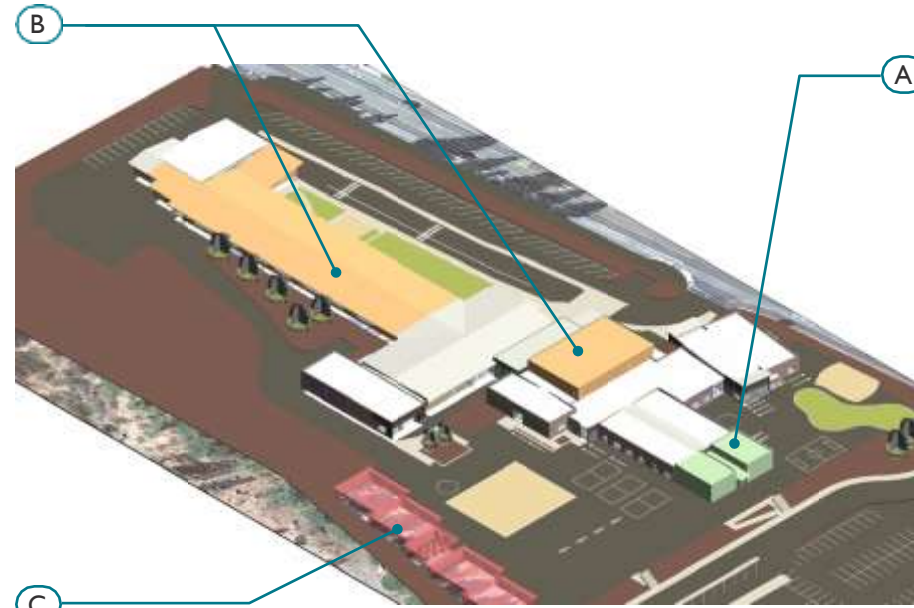
LEGEND

- Property Line
- Modernized Building
- New Construction





EXISTING CAMPUS

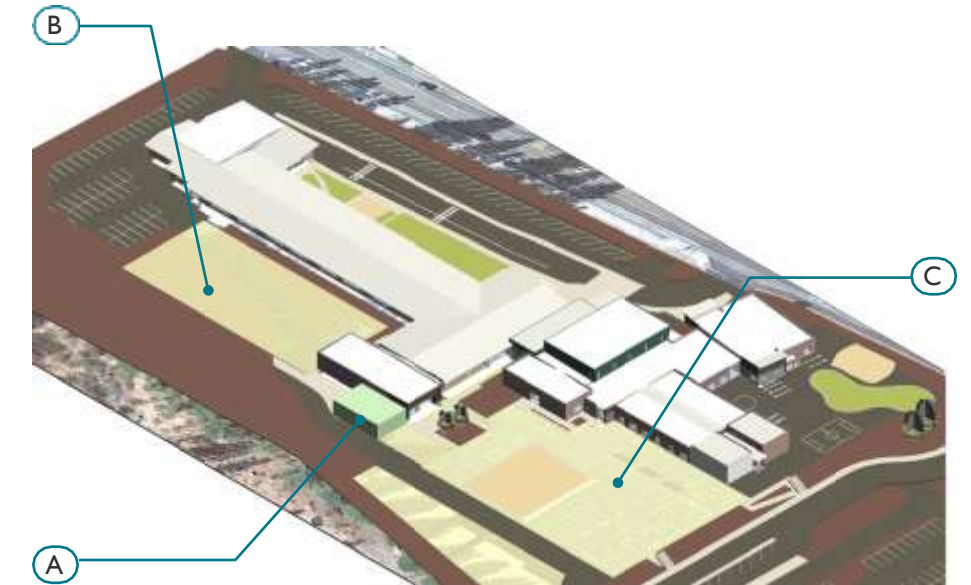


PHASE I

- A. Expansion of Kinder wing with 2 new classrooms
- B. Modernization of west wing of building and Multi-purpose for roof snow load
- C. Removal of modulars

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Truckee Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



PHASE 2

- A. Expansion of cafeteria
- B. All weather Field
- C. Modifications to existing playground

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished



OPTION 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building

PROPOSED MASTER PLAN ALTERNATIVE

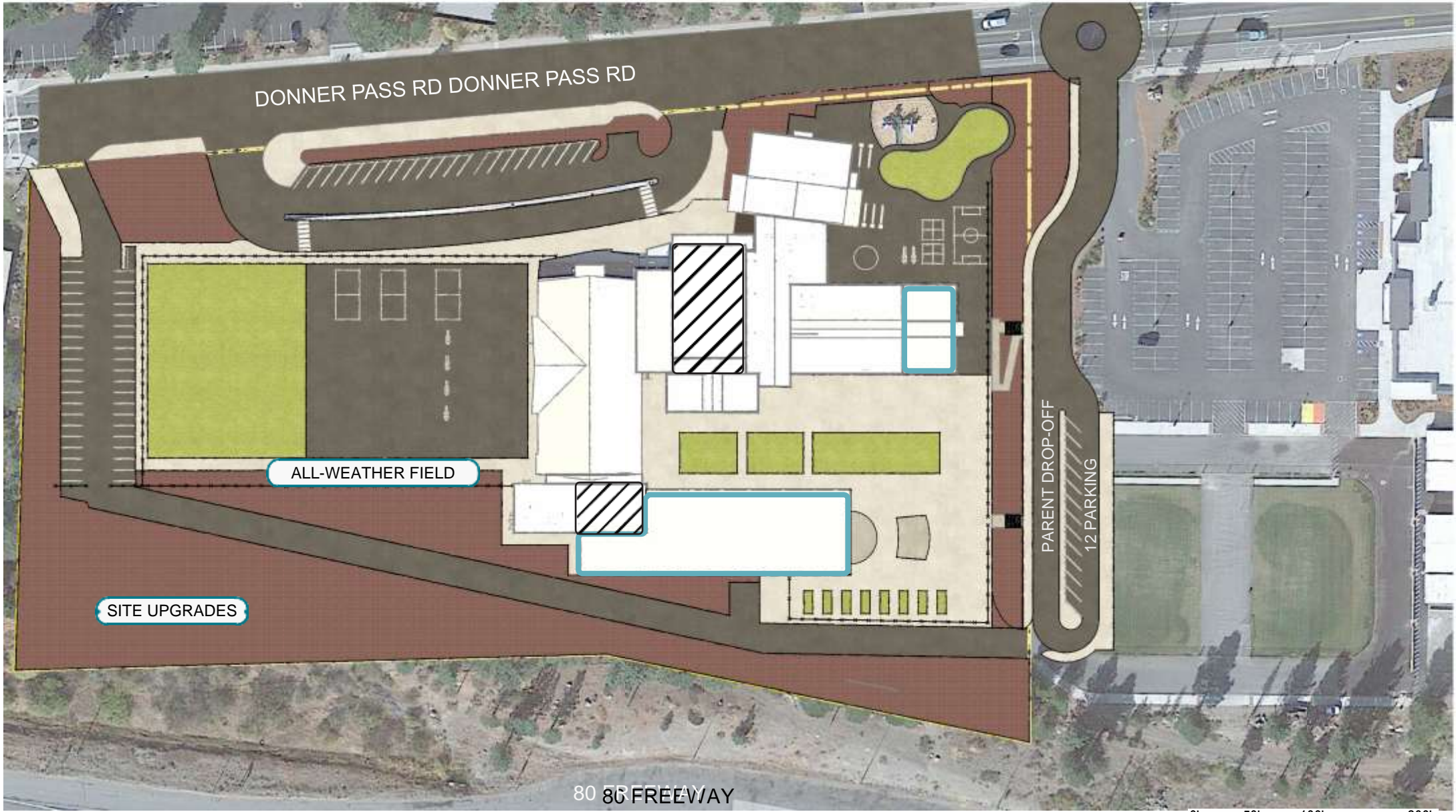
As an alternative to a significant renovation, which would necessitate temporary student displacement, the proposal suggests a new two-story classroom building with a new library and expanded cafeteria. Additionally, it includes a separate classroom addition and light modernization for areas not fully upgraded in the recent modernization project. This approach aims to minimize disruption while addressing the need for expanded facilities and modernization, ensuring a more seamless and efficient process for accommodating the evolving requirements of the educational space.

Truckee Elementary School - Option 2				
Grade	Existing	Proposed	Loading	Total
TK / Kinder	5	5	24	120
1st	4	3	24	72
2nd	3	3	24	72
3rd	3	3	24	72
4th	3	2.5	28	70
5th	3	2.5	28	70
Flex (+PK)	13	12	0	0
SPED	5	2	13	26
TOTAL	39	33		502

Support	Existing Area	Proposed Area
Commons/ Multipurpose	6,564 SF	10,324 SF
Kitchen	1,151 SF	1,151 SF
Administration/ Student Services	1,781 SF	1,650 SF
Library Space	2,297 SF	2,089 SF




PROPOSED SITE IMPROVEMENTS ALTERNATIVE

The alternative site plan also aims to address safety concerns related to the existing play fields situated at a lower level on the opposite side of a drop-off and emergency access driveway. It proposes placing an all-weather field and the main playground west of the building, reserving the east side for an outdoor learning courtyard. The plan includes parking expansion and outdoor shade areas, with a suggested separate parent drop-off at the lower level. Refer to the Truckee High School Master Plan for additional details on overall strategy and considerations to enhance safety and optimize outdoor spaces.



OPTION 2

LEGEND

-  Property Line
-  Modernized Building
-  New Construction





SECTION 6. MIDDLE SCHOOLS

ALDER CREEK MIDDLE SCHOOL

FAST FACTS:

- Originally built: 2004
- 2022/2023 Enrollment: 534 Students
- Site = 14.1 Acres
- Buildings = 78,326 SF (Permanent) | 17,280 SF (Portables)
- 150 Parking Spaces
- 28% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 802



Existing Site Aerial Image



Entrance at Alder Creek Middle School

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



UPPER LEVEL ABOVE

LEVEL I Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	

Grade	#	Loading	Total
General Classrooms	16	28	448
Specialty Labs / Classrooms (Loaded)	9	28	252
SPED	1	13	13
Specialty Labs / Classrooms (Unloaded)	5	0	0
TOTAL	31		713

Support	Area
Commons	5,509 SF
Administration/ Student Services	2,447 SF
Library Space	3,589 SF
Gymnasium/ Locker Room	13,102 SF
Kitchen	1,018 SF

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.



LEGEND

 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	

CONDITION ASSESSMENT



Asphalt in parkinglot and drop-off paving upgrades



Rust at entry canopies



Locker room



Kitchen upgrades needed



Hardscape courts and playground upgrades



Concrete curb and sidewalk replacement needed

CONDITION ASSESSMENT

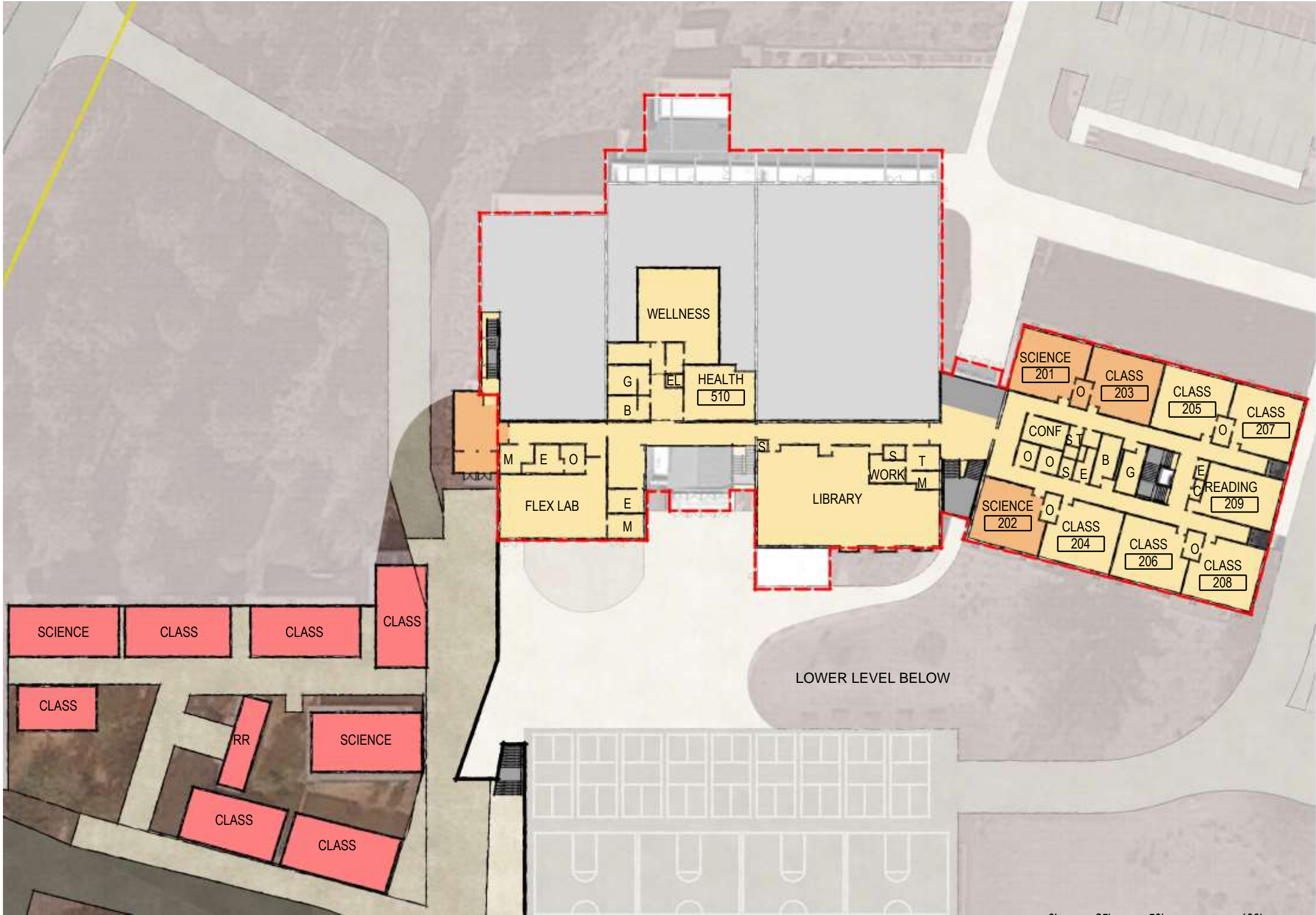


LEVEL I

LEGEND		
■ Good Condition <10% Replacement Value	■ Heavy Modernization 50%<75% Replacement Value	Structural upgrades to current snow load
■ Light Renovation 10%<50% Replacement Value	■ Replacement Preferred 75%<100% Replacement Value	Structural analysis required per code if modernizing

Alder Creek Middle School		
Site	Cond.	Comment
Parking / Circulation	■	<ul style="list-style-type: none"> Paving at upper parking and drop-off needs to be redone. More security cameras wanted.
Accessibility	■	<ul style="list-style-type: none"> Repair/replacement of uneven concrete and curbs
Site Amenities	■	<ul style="list-style-type: none"> Need drinking fountains at playground. Need shade
Drainage/ Utilities	■	<ul style="list-style-type: none"> No drainage issues observed. Water and sewer system noted as okay.
Building/ Wing	Cond.	Comment
Building - Exterior	■	<ul style="list-style-type: none"> Minor repair and paint needed
Building - Interior	■	<ul style="list-style-type: none"> Casework, lighting, and finish upgrades needed.
Program Needs	■	<ul style="list-style-type: none"> Administrative area needs reconfiguration with single point of entry at main entrance. Need dedicated SPED rooms.
Structure	■	<ul style="list-style-type: none"> Roof snow load is adequate. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage	■	<ul style="list-style-type: none"> No emergency generator. Lighting and controls upgrades. Technology cabling needs upgrade. New AV system and lighting at stage.
Mechanical/ Plumbing	■	<ul style="list-style-type: none"> MDF/IDF rooms need cooling. Complete HVAC and controls replacement. Water heaters need to be replaced. Portable restrooms need new fixtures.

Note: please see appendix for detailed consultant reports



LEVEL 2

LEGEND

	Good Condition <10% Replacement Value		Heavy Modernization 50%<75% Replacement Value		Structural upgrades to current snow load
	Light Renovation 10%<50% Replacement Value		Replacement Preferred 75%<100% Replacement Value		Structural analysis required per code if modernizing



PROPOSED MASTER PLAN

The proposal comprises a substantial modernization of the existing building, replacing portables with a new classroom addition. The organizational structure by grade level is maintained, with the administrative suite relocated to enhance single-point access safety. Additionally, space is repurposed for flexible labs, potentially for science, CTE, or a maker lab. The plan includes expanding the corridor outside the gym for collaborative areas and reconfiguring classrooms to enlarge science labs. This strategy aims to create a more efficient and adaptable educational environment while addressing safety concerns and enhancing collaborative learning spaces.



UPPER LEVEL ABOVE

LEVEL I

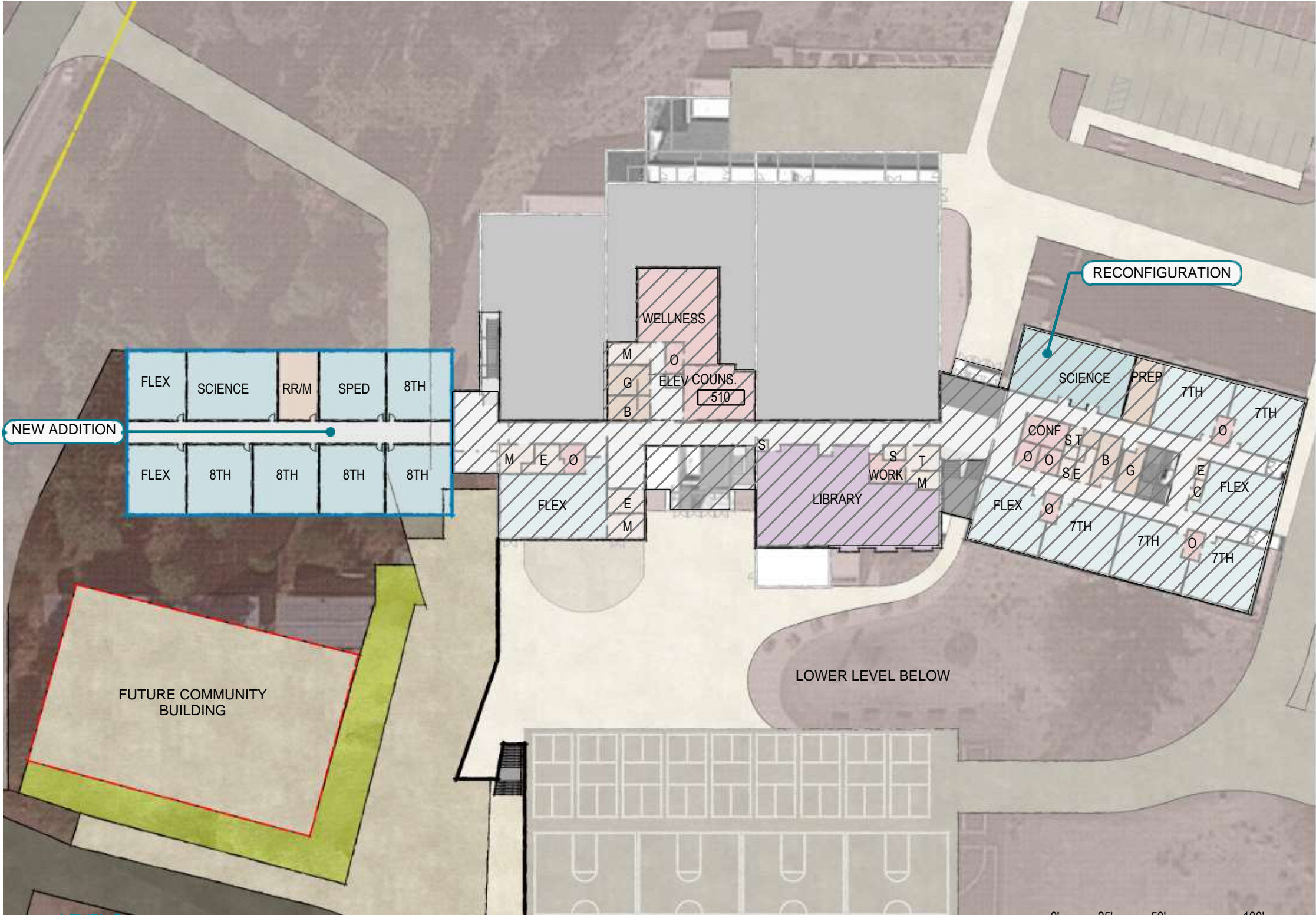
Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Library / Media
- Modernized Building
- Administration / Student Services
- Storage / Mechanical
- New Building
- Classroom / Lab
- Restrooms

Grade	Existing	Proposed	Loading	Total
General Classrooms	16	15	27	405
Specialty Labs / Classrooms (Loaded)	9	5	27	135
SPED	1	2	13	26
Specialty Labs / Classrooms (Unloaded)	5	6	0	0
TOTAL	31	28		566

Support	Existing Area	Proposed Area
Commons	5,509 SF	5,509 SF
Administration/ Student Services	2,447 SF	3,044 SF
Library Space	3,589 SF	3,589 SF
Gymnasium/ Locker Room	13,102 SF	13,102 SF
Kitchen	1,018 SF	1,018 SF



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

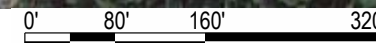
LEGEND			
	Commons / PE / Food Service		Modernized Building
	Administration / Student Services		Library / Media
	Classroom / Lab		Storage / Mechanical
			Restrooms
			New Building

PROPOSED SITE IMPROVEMENTS


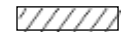

The proposal involves minor site upgrades, including replacing the current artificial turf field and new fencing. The removal of portables creates an open space for a potential community partnership building, aligning with the plan's intention to enhance facilities and foster collaborative engagement with the local community.



PROPOSED SITE



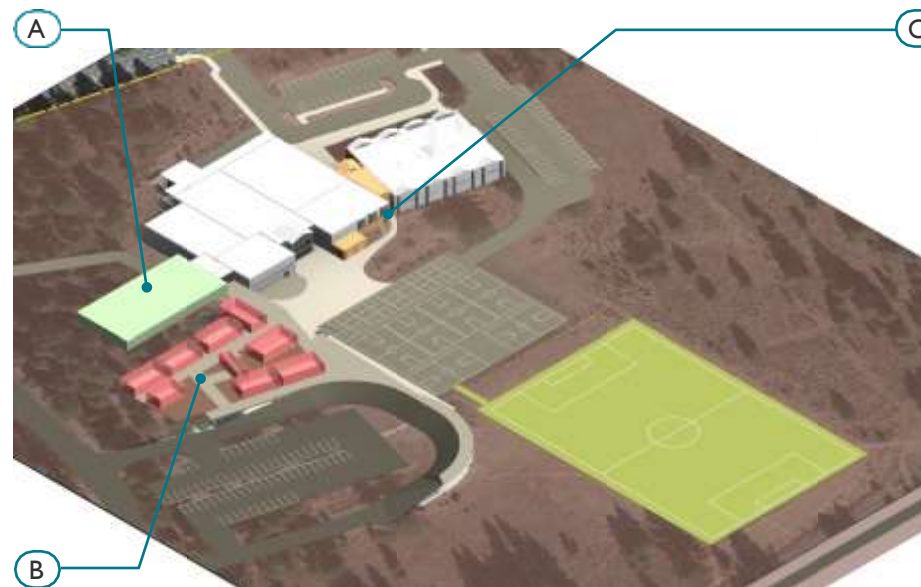
LEGEND

-  Property Line
-  Modernized Building
-  New Construction





EXISTING CAMPUS

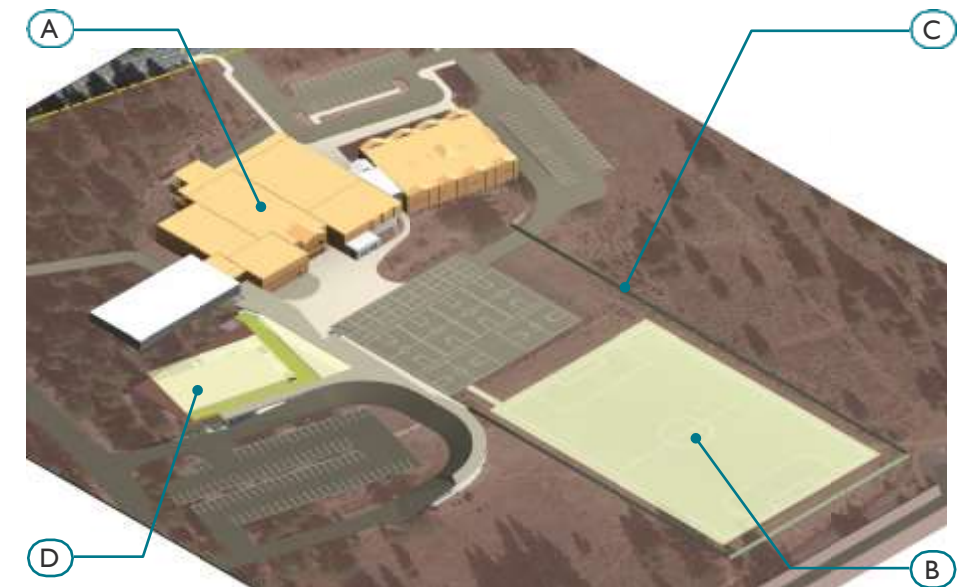


PHASE I

- A. New Classroom Wing Addition
- B. Removal of Modulars
- C. Modernization/reconfiguration of Administration

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at Alder Creek Middle School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



PHASE 2

- A. Modernization of existing building
- B. Replacement of artificial turf field
- C. Added fencing around site
- D. Use site of removed modulars for future community building.

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished

NORTH TAHOE MIDDLE SCHOOL

FAST FACTS:

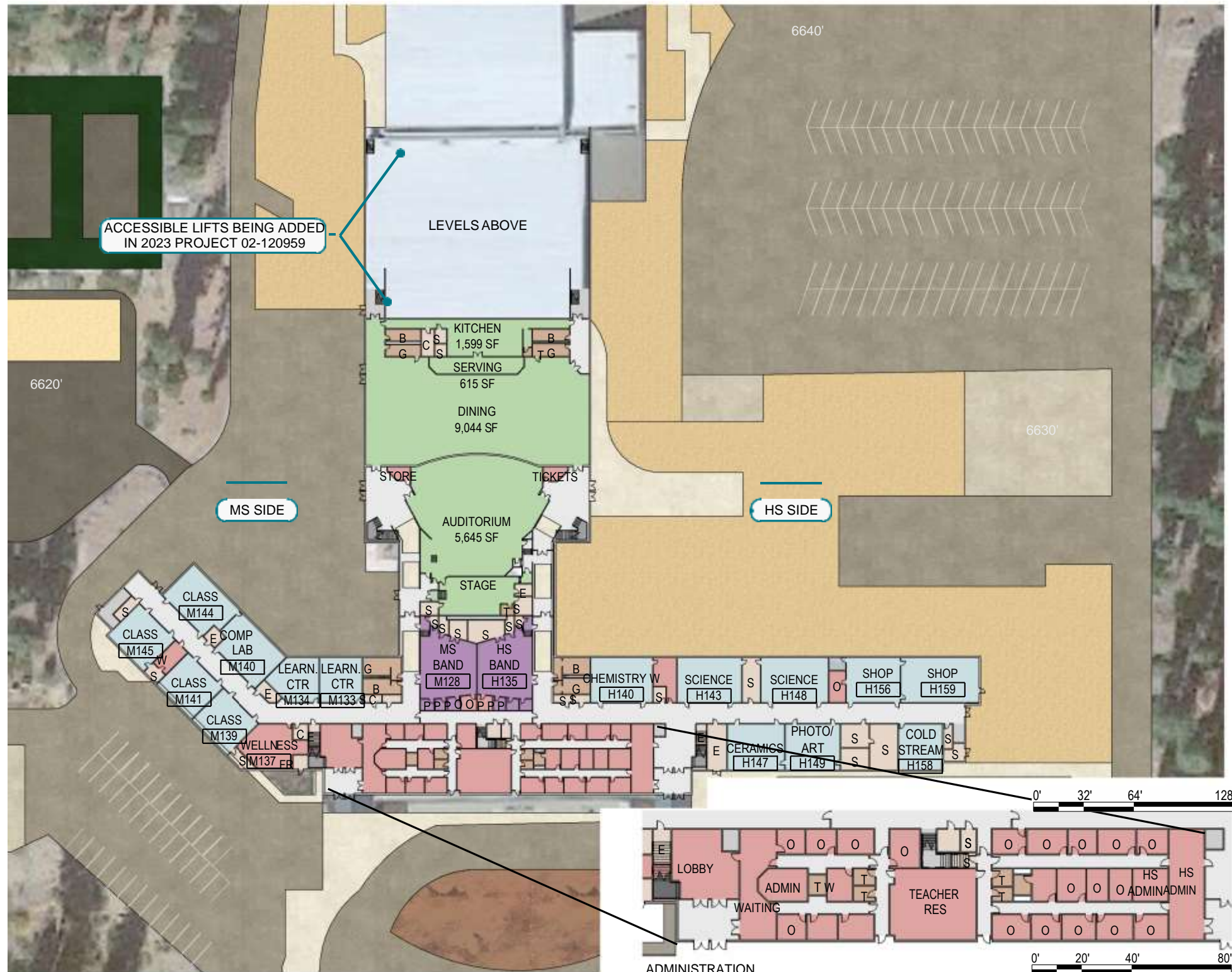
- Originally built: 1972
- 2022/2023 Enrollment: 301 Students
- Site = 13 Acres
- Buildings = 119,330 SF (Includes shared common areas w/HS)
- 77 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 558



Existing Site Aerial Image



Entrance at North Tahoe Middle School



LEVEL I

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

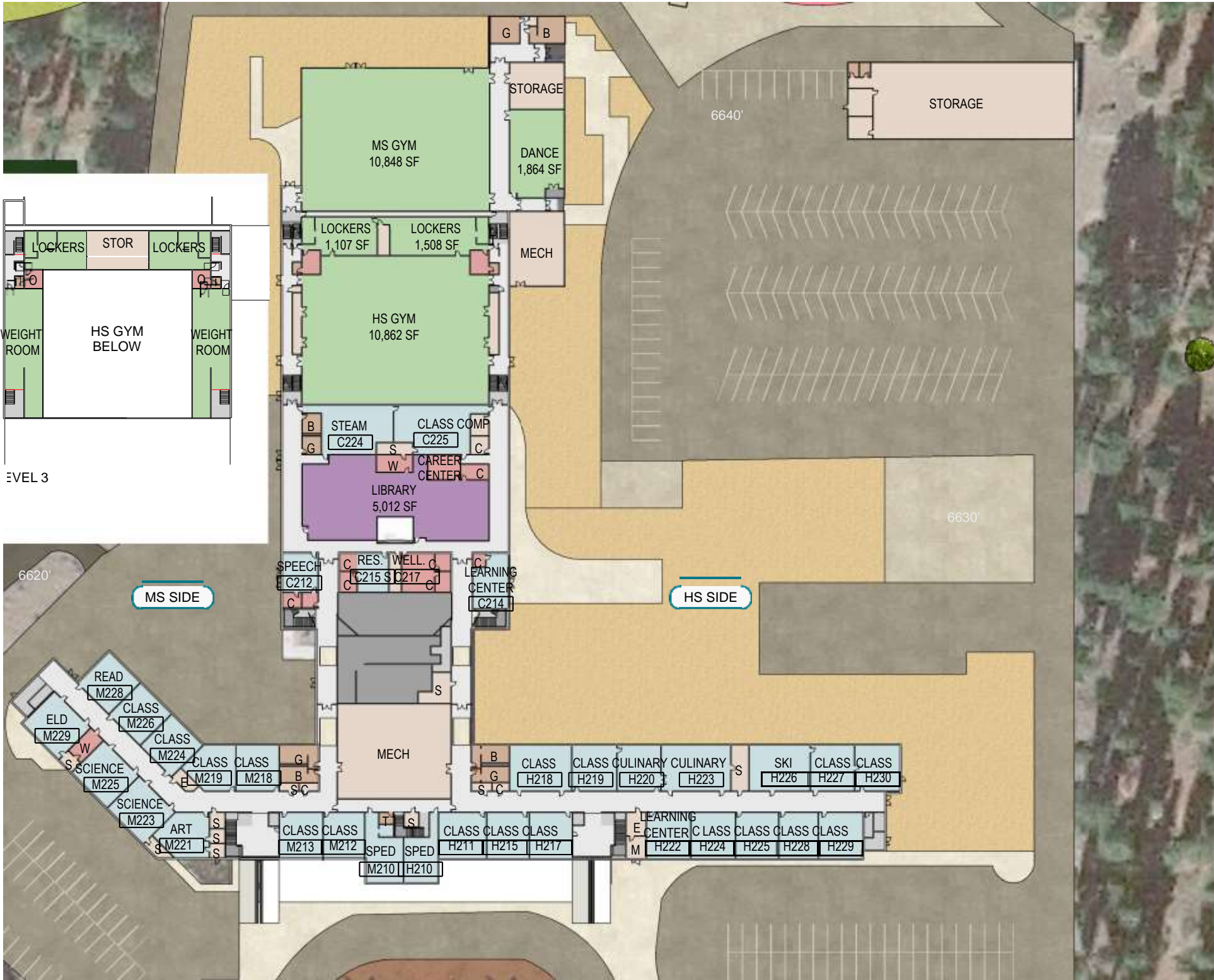
Grade	#	Loading	Total
General Classrooms	9	28	252
Specialty Labs / Classrooms (Loaded)	6	28	168
SPED	3	13	39
Flex Labs / Classrooms (Unloaded)	8	0	0
TOTAL	26		459

Support	Area
Commons	16,300 SF
Administration/ Student Services	3,326 SF
Library Space	5,207 SF
Gymnasium/ Locker Room	25,410 SF
Kitchen	1,300 SF

Support Spaces Shared with High School

EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Library / Media
- Storage / Mechanical
- Restrooms
- Classroom / Lab
- Property Line



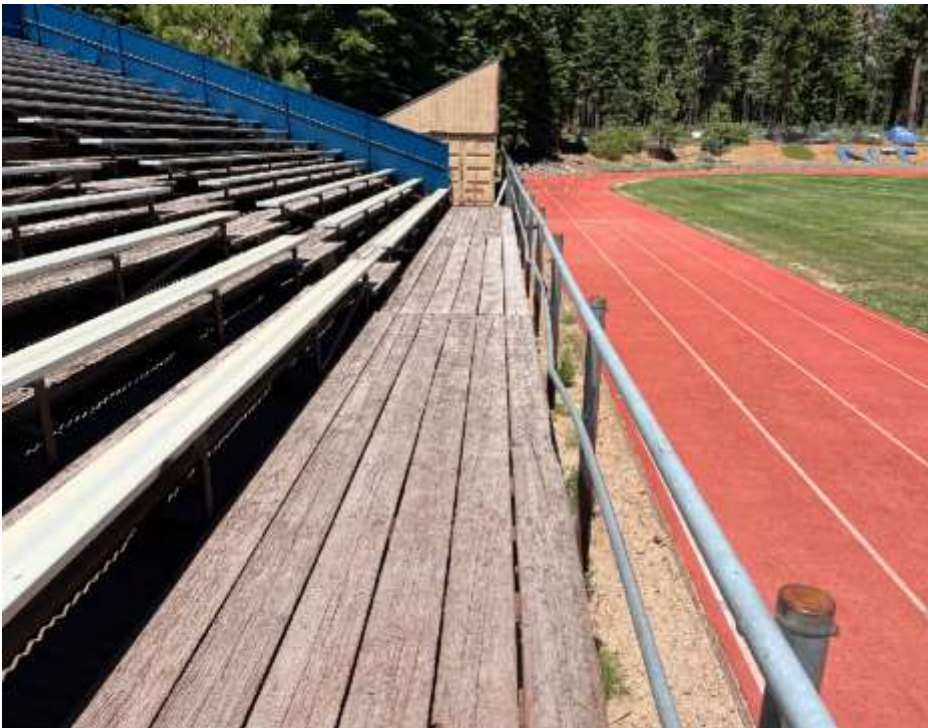
CONDITION ASSESSMENT



Parking lot asphalt upgrades



ADA path upgrades to the field



New stadium bleachers



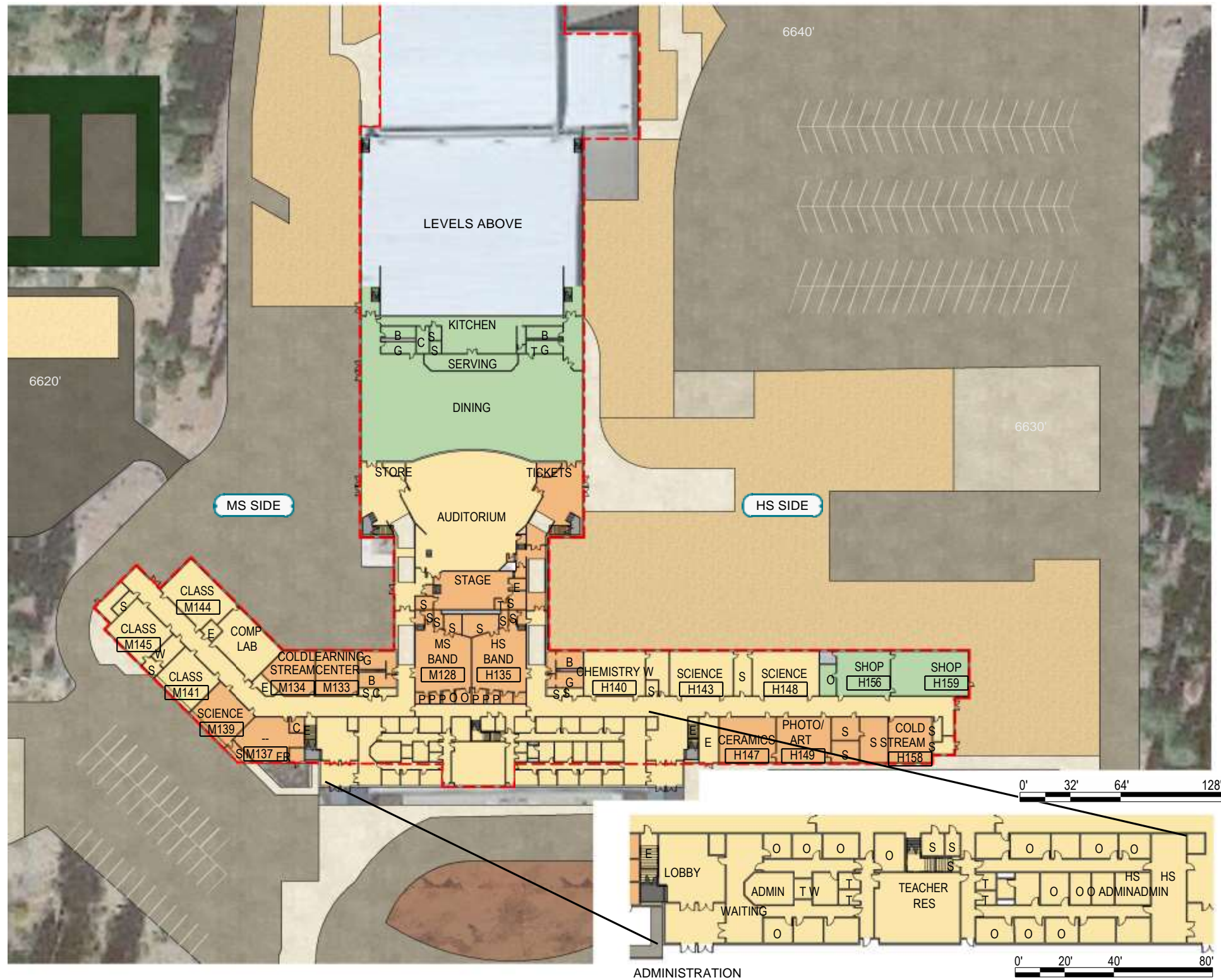
Exterior lighting and facade upgrades



Exterior wall and paint upgrades



Band room needs more space



LEVEL I

LEGEND

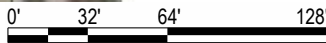
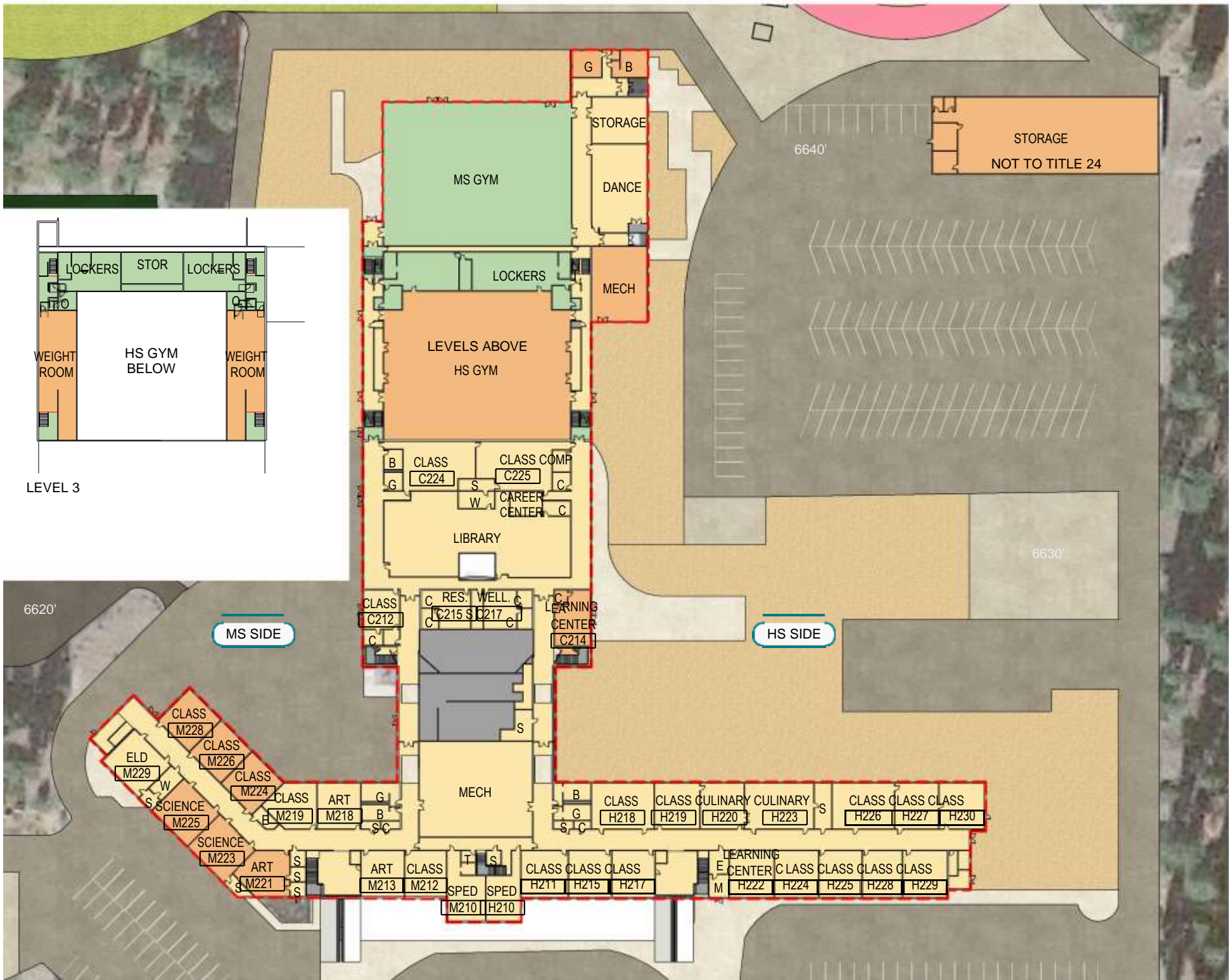
- Good Condition
 <10% Replacement Value
- Light Renovation
 10%<50% Replacement Value
- Heavy Modernization
 50%<75% Replacement Value
- Replacement Preferred
 75%<100% Replacement Value
- Structural upgrades to current snow load
- Structural analysis required per code if modernizing

CONDITION ASSESSMENT

North Tahoe Middle School		
Site	Cond.	Comment
Parking / Circulation		• Need more visitor parking near main entry. Gates/hardware upgrades at tennis and baseball.
Accessibility		• All fields need accessible path upgrades. ADA parking upgrades needed. Need more drinking fountains.
Site Amenities		• Hardcourts need resurface and restripe. Upgrades needed at stadium, restrooms, 400m track • Needs ball walls (MS Specific)
Drainage/ Utilities		• No issues observed.
Building/ Wing	Cond.	Comment
Building - Exterior		• Some single pane windows; Garage doors need replaced. Building needs exterior finish upgrade.
Building - Interior		• Some rooms need ADA casework upgrades, finish and lighting upgrades.
Program Needs		• Most classrooms are under 960sf. HS band room is small and needs more practice rooms and storage. Indoor field and adequate CTE space requested.
Structure		• Roof snow load is adequate. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage		• Complete interior/exterior lighting and controls upgrade. Fire alarm system replacement. Security camera upgrade needed. No intrusion alarm. Fiber to IDF's need to be upgraded. Need new AV systems.
Mechanical/ Plumbing		• Energy management control system replacement. Kitchen needs new exhaust fan.

Note: please see appendix for detailed consultant reports



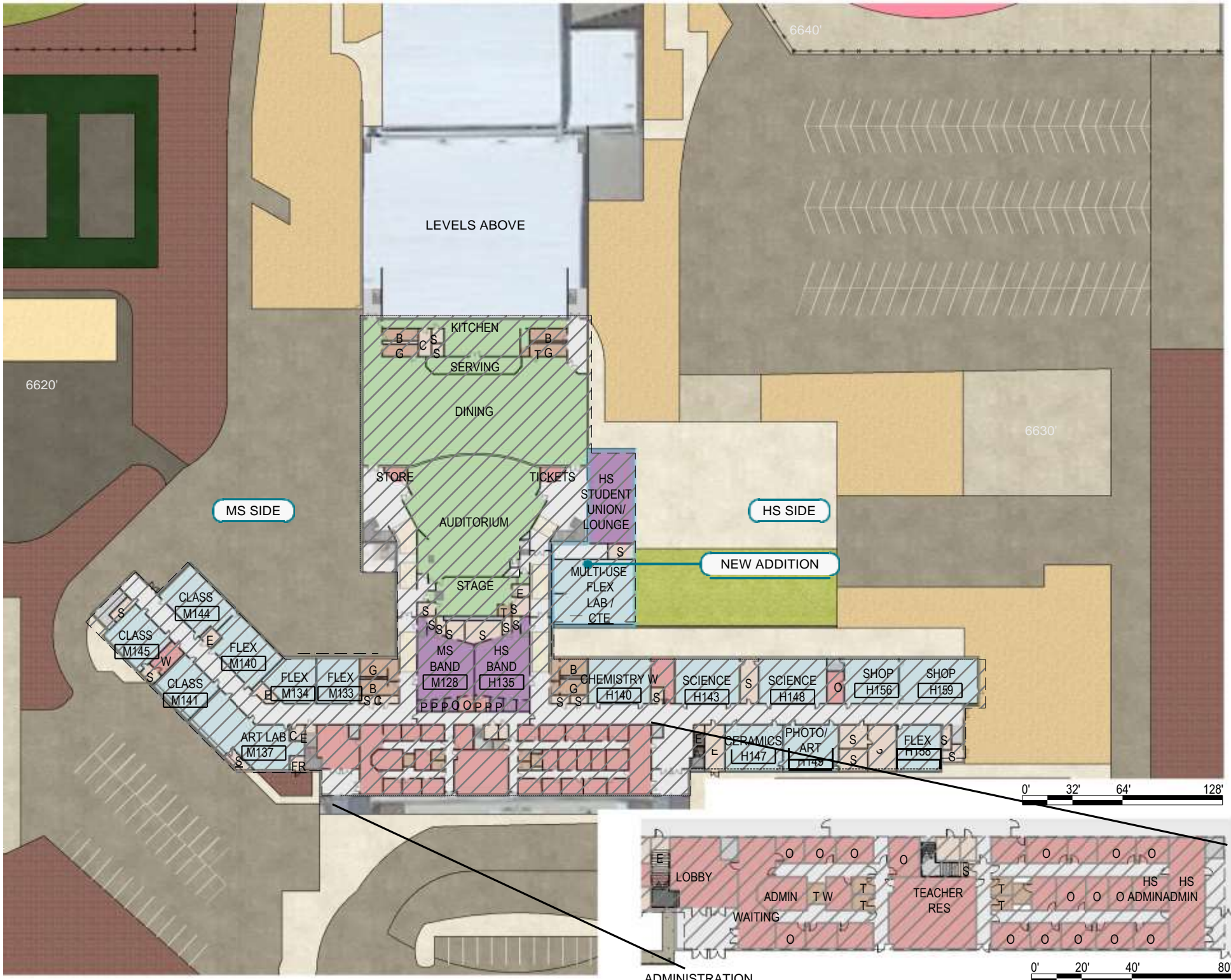


LEGEND

- Good Condition
<10% Replacement Value
- Light Renovation
10%<50% Replacement Value
- Heavy Modernization
50%<75% Replacement Value
- Replacement Preferred
75%<100% Replacement Value
- Structural upgrades to current snow load
- Structural analysis required per code if modernizing

PROPOSED MASTER PLAN

The proposal includes light to heavy modernization of the existing building, focused on areas that have not been recently modernized. To address interior accessibility concerns a new addition spanning multiple levels will aim to address these concerns. The new addition will include a multi-use flex lab, likely for a future career and technical education program, a new student union, a wellness suite and collaboration space. Reconfiguration of existing space allows for expanded classrooms to support STEM programs at the Middle School, aligning with the comprehensive strategy to enhance educational facilities and accommodate evolving program needs.



LEVEL I Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Modernized Building
 Administration / Student Services	 Storage / Mechanical	 New Building
 Classroom / Lab	 Restrooms	

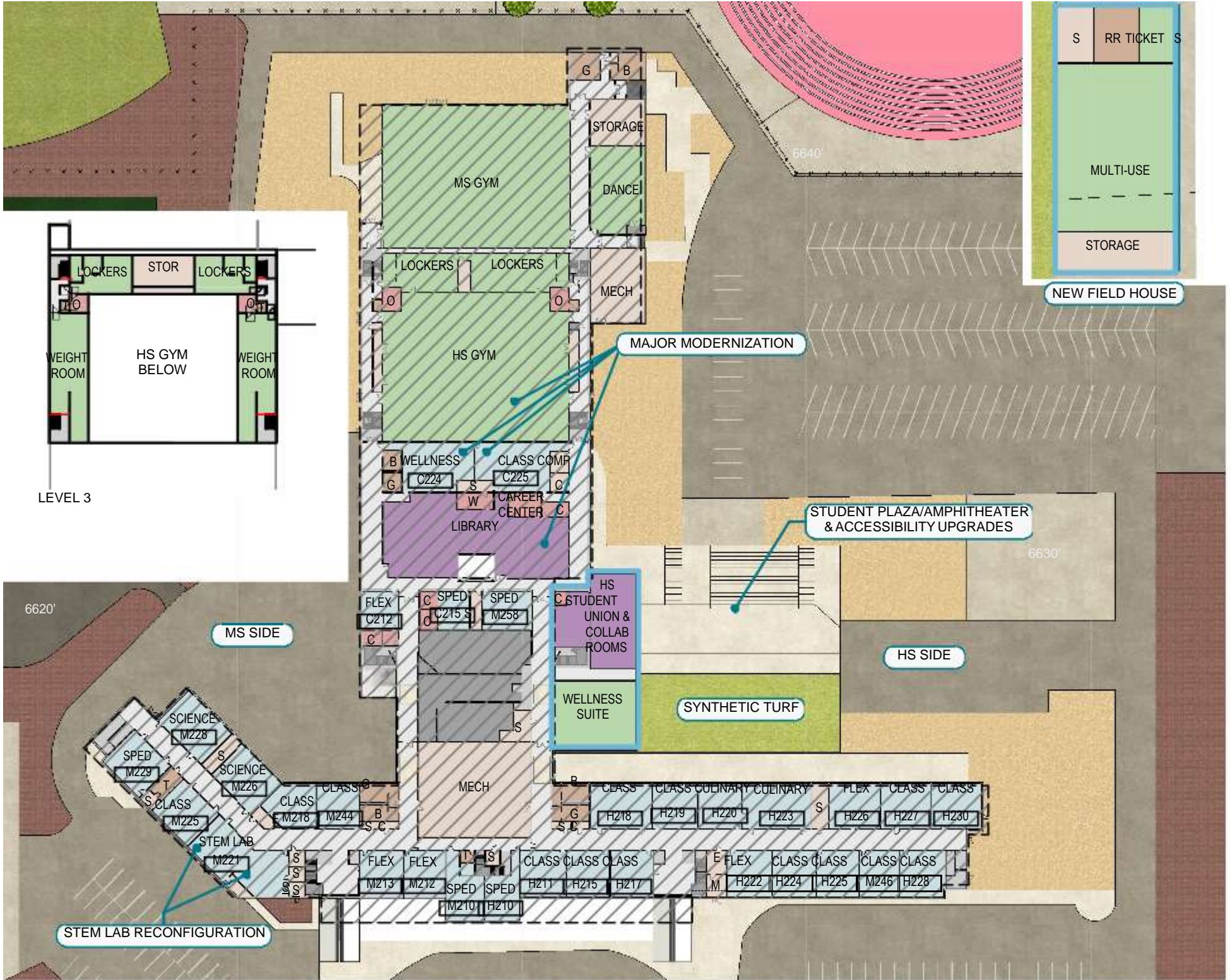
Grade	Existing	Proposed	Loading	Total
General Classrooms	9	6	27	162
Specialty Labs / Classrooms (Loaded)	6	5	27	135
SPED	3	3	13	39
Specialty Labs / Classrooms (Unloaded)	8	8	0	0
TOTAL	26	22		336

Support	Existing Area	Proposed Area
Commons	16,300 SF	18,300 SF
Administration/ Student Services	3,326 SF	3,326 SF
Library Space	5,207 SF	5,207 SF
Gymnasium/ Locker Room	25,410 SF	33,680 SF
Kitchen	1,300 SF	1,300 SF

Some support spaces shared with High School

PROPOSED MASTER PLAN

As part of the new building addition, the proposal suggests creating a spacious student plaza with amphitheater seating and an integrated ramping system to meet accessibility requirements. This addition aims to provide a welcoming and inclusive outdoor space for students, fostering community engagement and accommodating diverse accessibility needs.

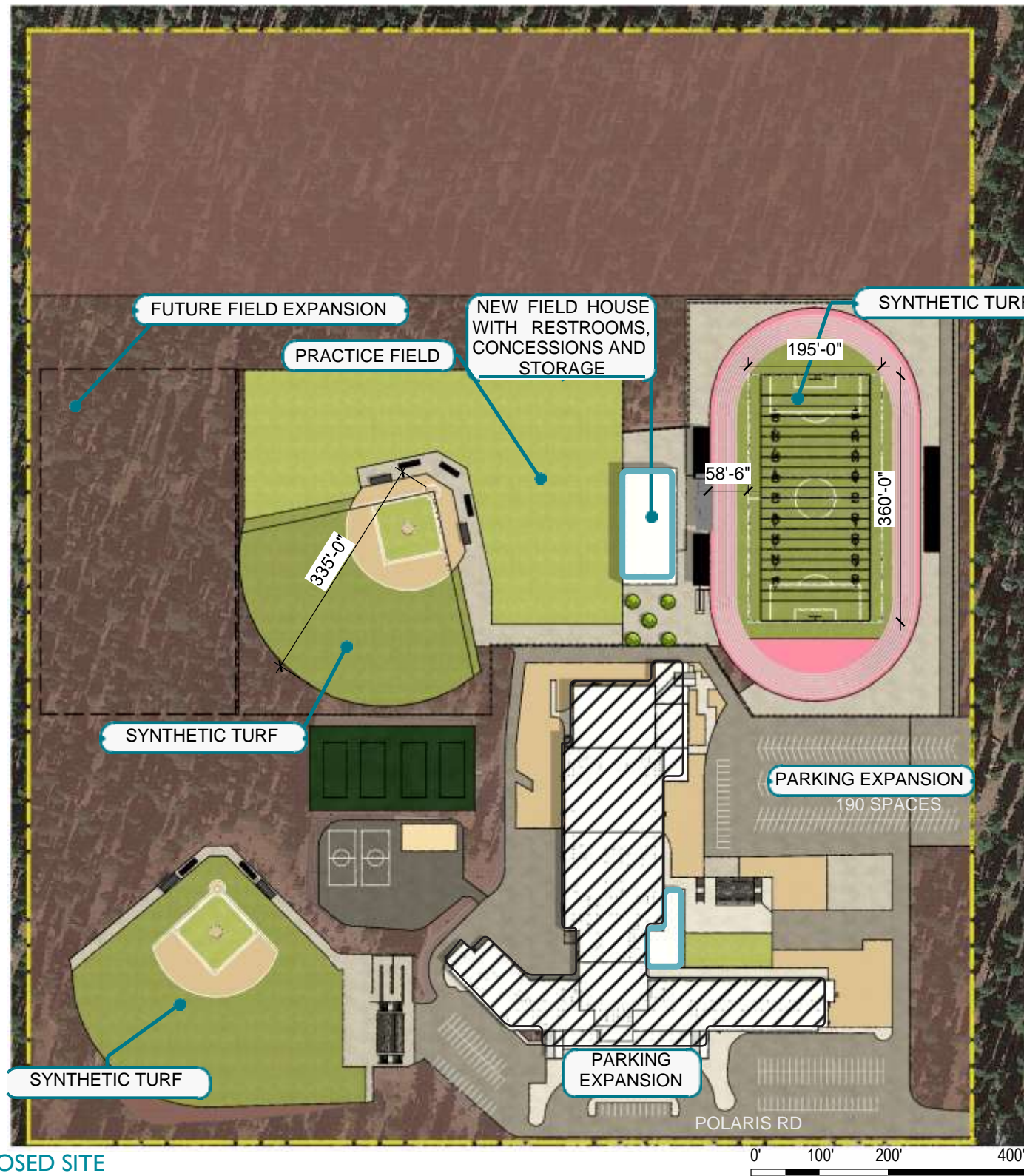


LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND			
	Commons / PE / Food Service		Modernized Building
	Administration / Student Services		New Building
	Classroom / Lab		Library / Media
			Storage / Mechanical
			Restrooms


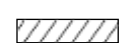

PROPOSED SITE IMPROVEMENTS

The site master plan centers on enhancing accessibility and upgrading athletic facilities. It proposes a new field house and an upgraded stadium with a new 400m synthetic track and multi-sport field. The field house comprises a spacious indoor practice area, restrooms, concessions, and storage. Improvements are planned for baseball, softball, and other site amenities, along with a parking expansion, collectively aiming to create a more versatile, accessible, and enhanced athletic environment.



PROPOSED SITE

LEGEND

-  Property Line
-  Modernized Building
-  New Construction

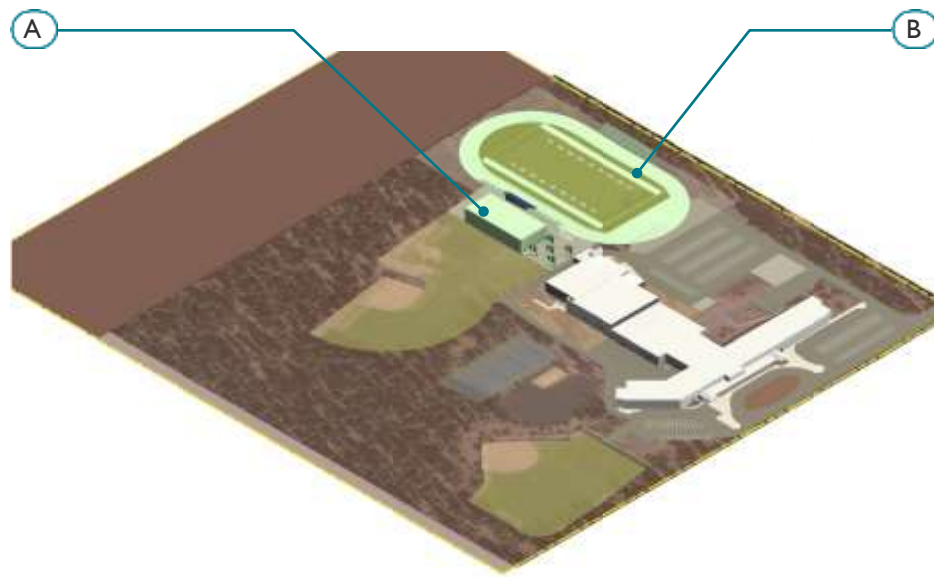


PHASING

EXISTING CAMPUS

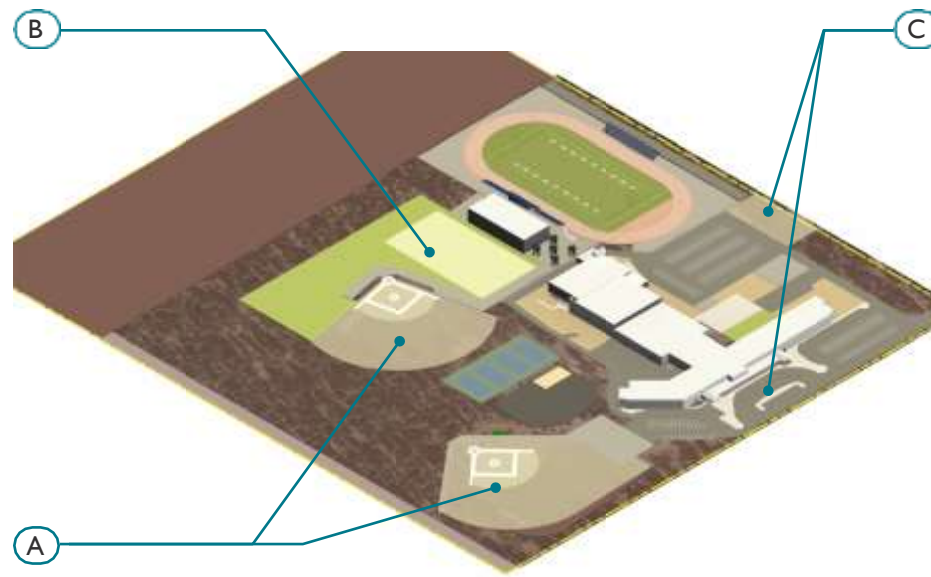


The following images represent one scenario for phasing and implementation of the improvements anticipated at North Tahoe Middle School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



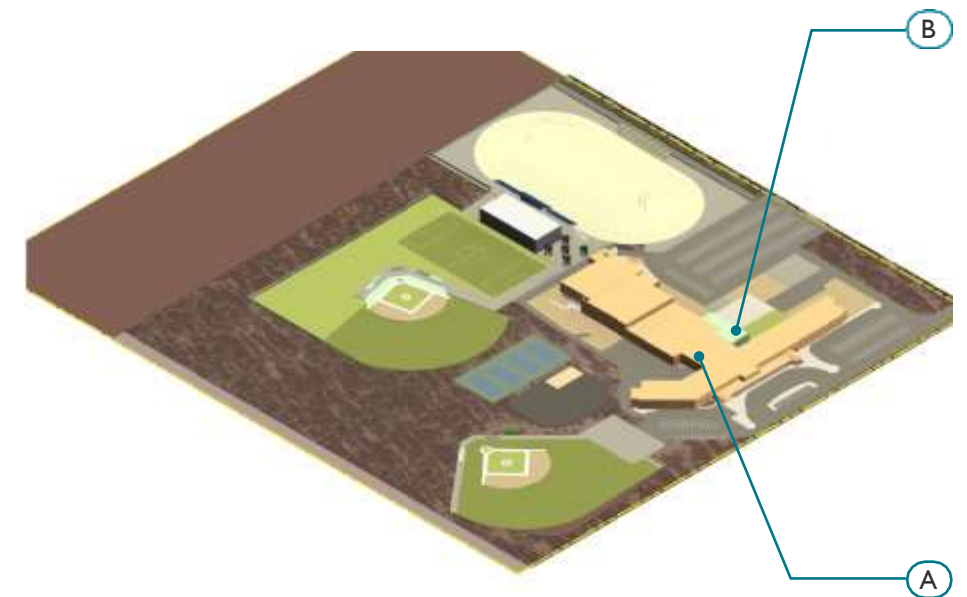
PHASE 1A

- A. New Field House
- B. Upgrades to multi-sport stadium.



PHASE 1B

- A. Artificial turf at baseball fields
- B. New practice field
- C. Parking Expansions at entry and upper lot



PHASE 2

- A. Modernizations to existing building.
- B. Addition of student wellness center/CTE/Student union/

LEGEND

■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished



SECTION 7. HIGH SCHOOLS

NORTH TAHOE HIGH SCHOOL

FAST FACTS:

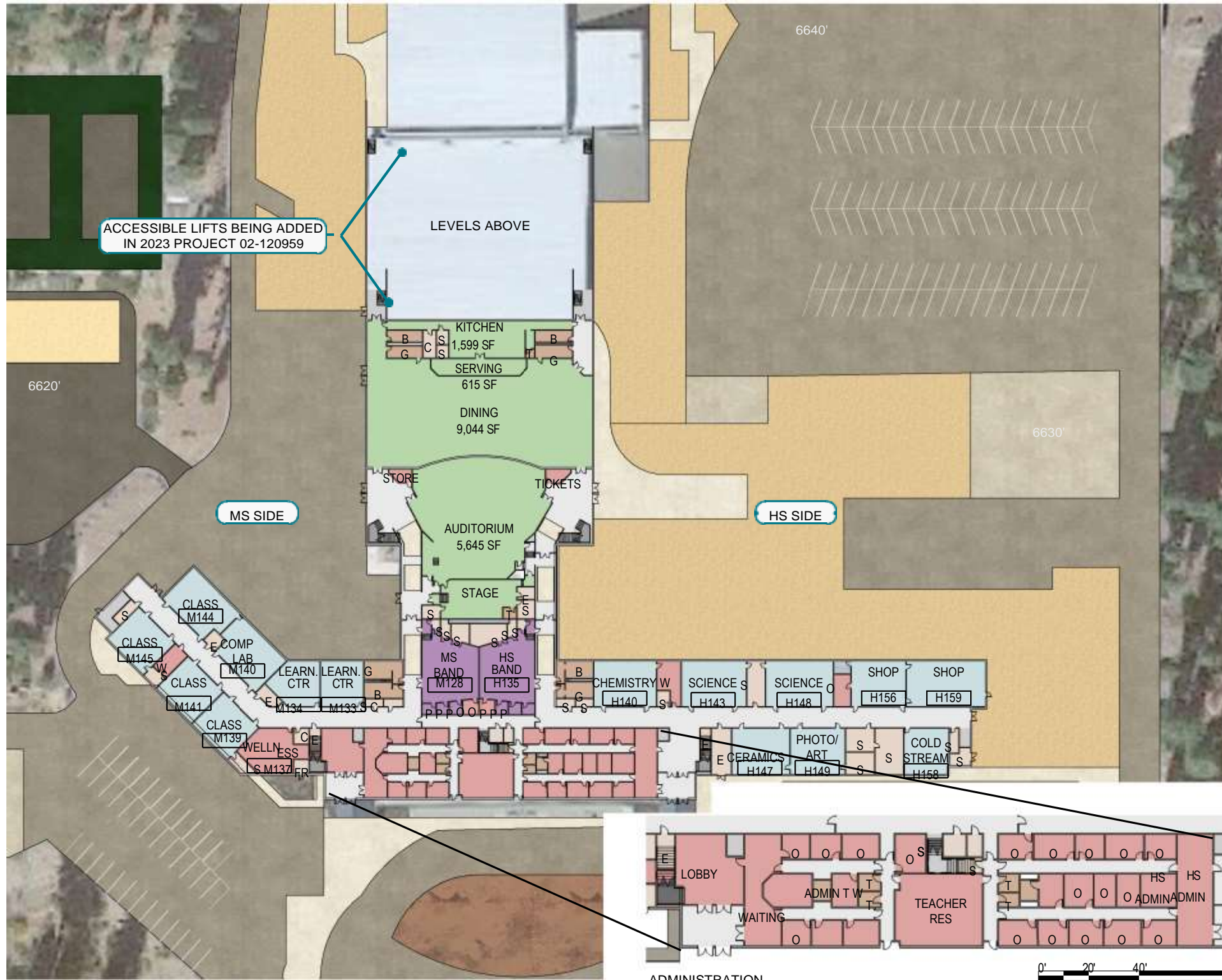
- Originally built: 1972
- 2022/2023 Enrollment: 502 Students
- Site = 13 Acres
- Buildings = 132,102 SF (Includes shared common areas w/MS)
- 109 Parking Spaces
- 0% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 835



Existing Site Aerial Image



X



LEVEL I

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



EXISTING SITE INVENTORY

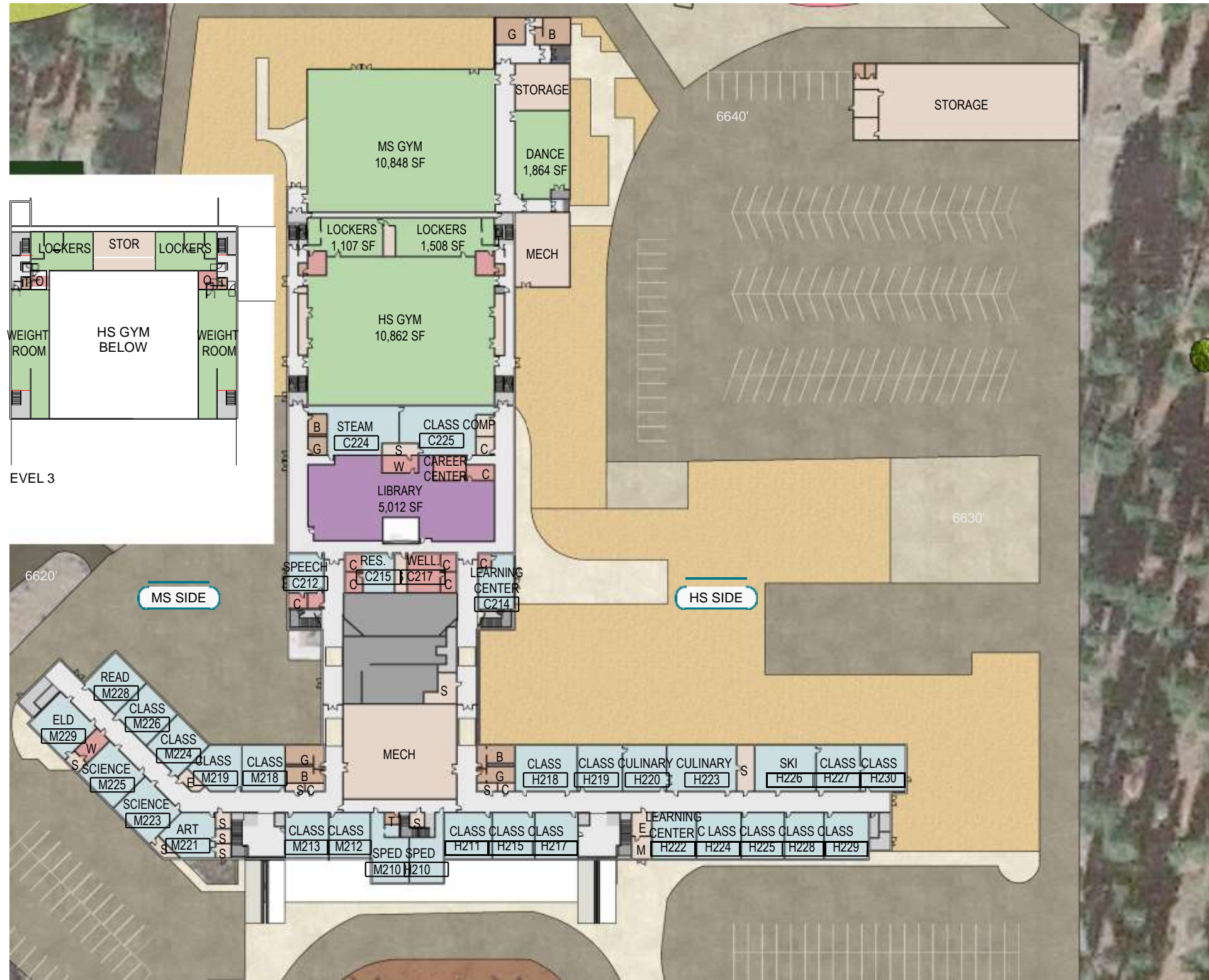
The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Grade	#	Loading	Total
General Classrooms	12	27	324
Specialty Labs / Classrooms (Loaded)	7	27	189
SPED	1	13	13
Flex Labs / Classrooms (Unloaded)	3	0	0
TOTAL	23		526

Support	Area
Commons	16,300 SF
Administration/ Student Services	3,326 SF
Library Space	5,207 SF
Gymnasium/ Locker Room	25,410 SF
Kitchen	1,300 SF

Support Spaces Shared with Middle School

EXISTING SITE INVENTORY



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- | | | |
|--|---|--|
| Commons / PE / Food Service | Library / Media | Property Line |
| Administration / Student Services | Storage / Mechanical | |
| Classroom / Lab | Restrooms | |

CONDITION ASSESSMENT



Parking lot asphalt upgrades



ADA path upgrades to the field



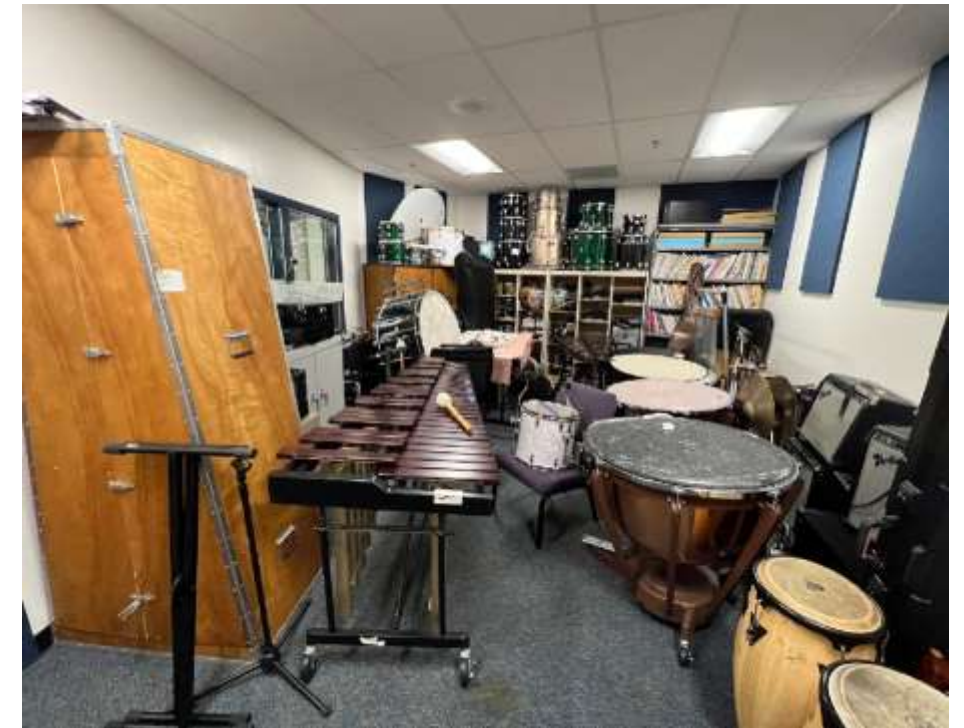
New stadium bleachers



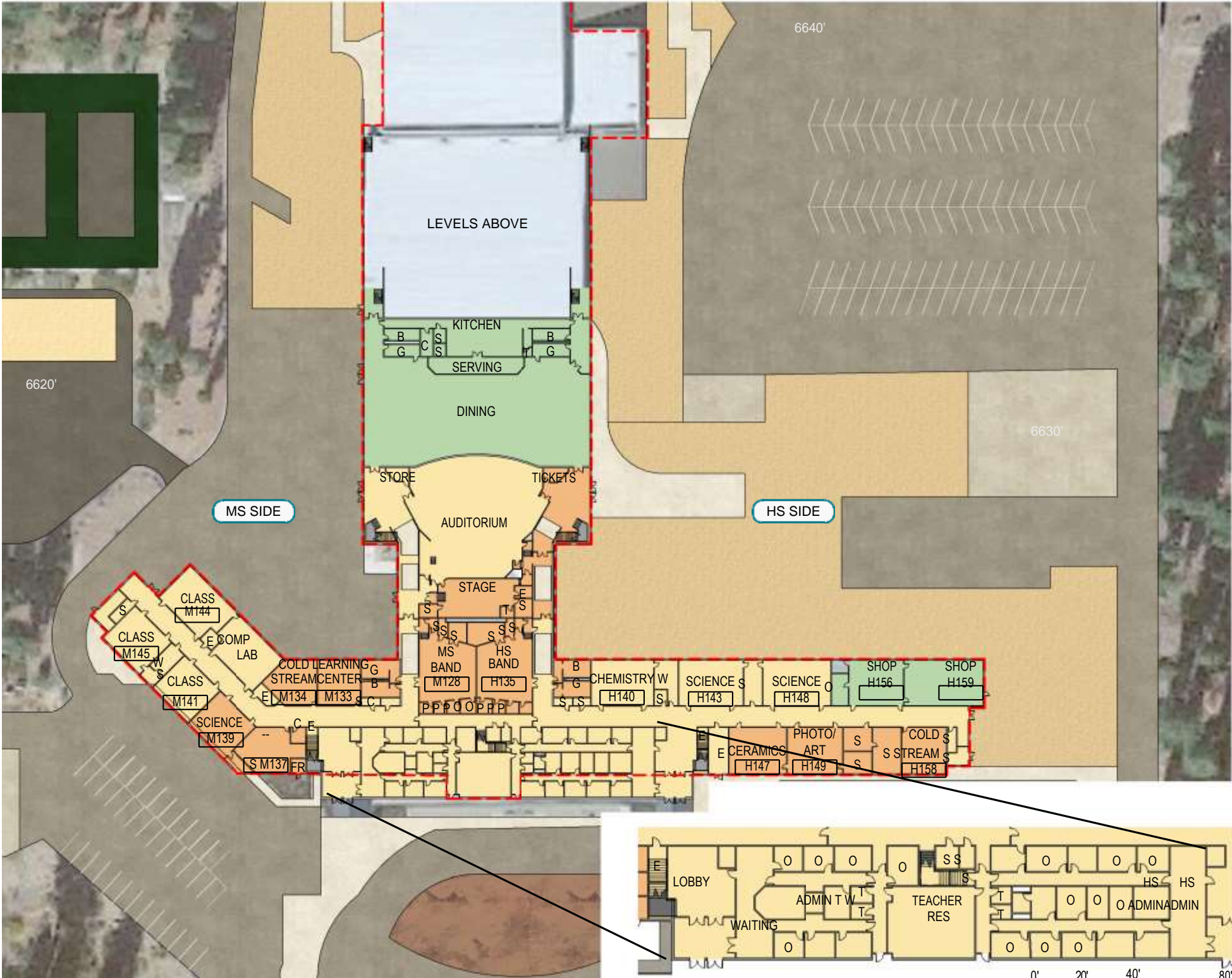
Exterior lighting and facade upgrades



Exterior wall and paint replacement



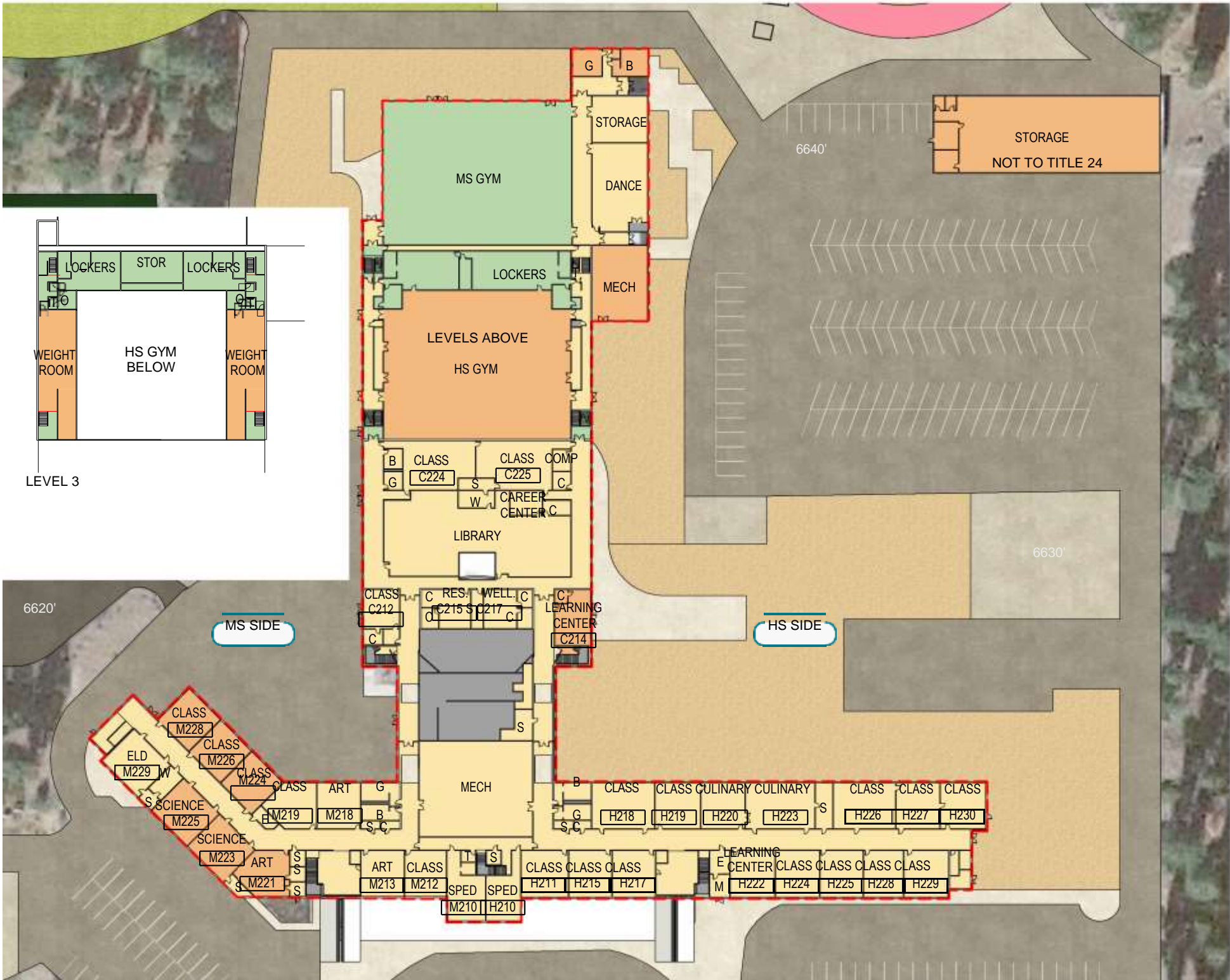
Band room needs more space



LEVEL I

LEGEND			
	Good Condition <10% Replacement Value		Structural upgrades to current snow load
	Light Renovation 10%<50% Replacement Value		Structural analysis required per code if modernizing
	Heavy Modernization 50%<75% Replacement Value		
	Replacement Preferred 75%<100% Replacement Value		

CONDITION ASSESSMENT



North Tahoe High School		
Site	Cond.	Comment
Parking / Circulation		<ul style="list-style-type: none"> Need more visitor parking near main entry. Gates/hardware upgrades at tennis and baseball.
Accessibility		<ul style="list-style-type: none"> All fields need accessible path upgrades. ADA parking upgrades needed. Need more drinking fountains.
Site Amenities		<ul style="list-style-type: none"> Hardcourts need resurface and restripe. Upgrades needed at stadium, restrooms, 400m track
Drainage/ Utilities		<ul style="list-style-type: none"> No issues observed.
Building/ Wing	Cond.	Comment
Building - Exterior		<ul style="list-style-type: none"> Some single pane windows; Garage doors need replaced. Building needs exterior finish upgrade.
Building - Interior		<ul style="list-style-type: none"> Some rooms need ADA casework upgrades, finish and lighting upgrades.
Program Needs		<ul style="list-style-type: none"> Most classrooms are under 960sf. HS band room is small and needs more practice rooms and storage. Indoor field and adequate CTE space requested.
Structure		<ul style="list-style-type: none"> Roof snow load is adequate. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage		<ul style="list-style-type: none"> Complete interior/exterior lighting and controls upgrade. Fire alarm system replacement. Security camera upgrade needed. No intrusion alarm. Fiber to IDF's need to be upgraded. Need new AV systems.
Mechanical/ Plumbing		<ul style="list-style-type: none"> Energy management control system replacement. Kitchen needs new exhaust fan.

Note: please see appendix for detailed consultant reports

LEVEL I

LEGEND

<ul style="list-style-type: none"> Good Condition <10% Replacement Value Light Renovation 10%<50% Replacement Value 	<ul style="list-style-type: none"> Heavy Modernization 50%<75% Replacement Value Replacement Preferred 75%<100% Replacement Value 	<ul style="list-style-type: none"> Structural upgrades to current snow load Structural analysis required per code if modernizing
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LEVEL I

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building

PROPOSED MASTER PLAN

The proposal includes light to heavy modernization of the existing building, focused on areas that have not been recently modernized. To address interior accessibility concerns a new addition spanning multiple levels will aim to address these concerns. The new addition will include a multi-use flex lab, likely for a future career and technical education program, a new student union, a wellness suite and collaboration space. Reconfiguration of existing space allows for expanded classrooms to support STEM programs at the Middle School, aligning with the comprehensive strategy to enhance educational facilities and accommodate evolving program needs.

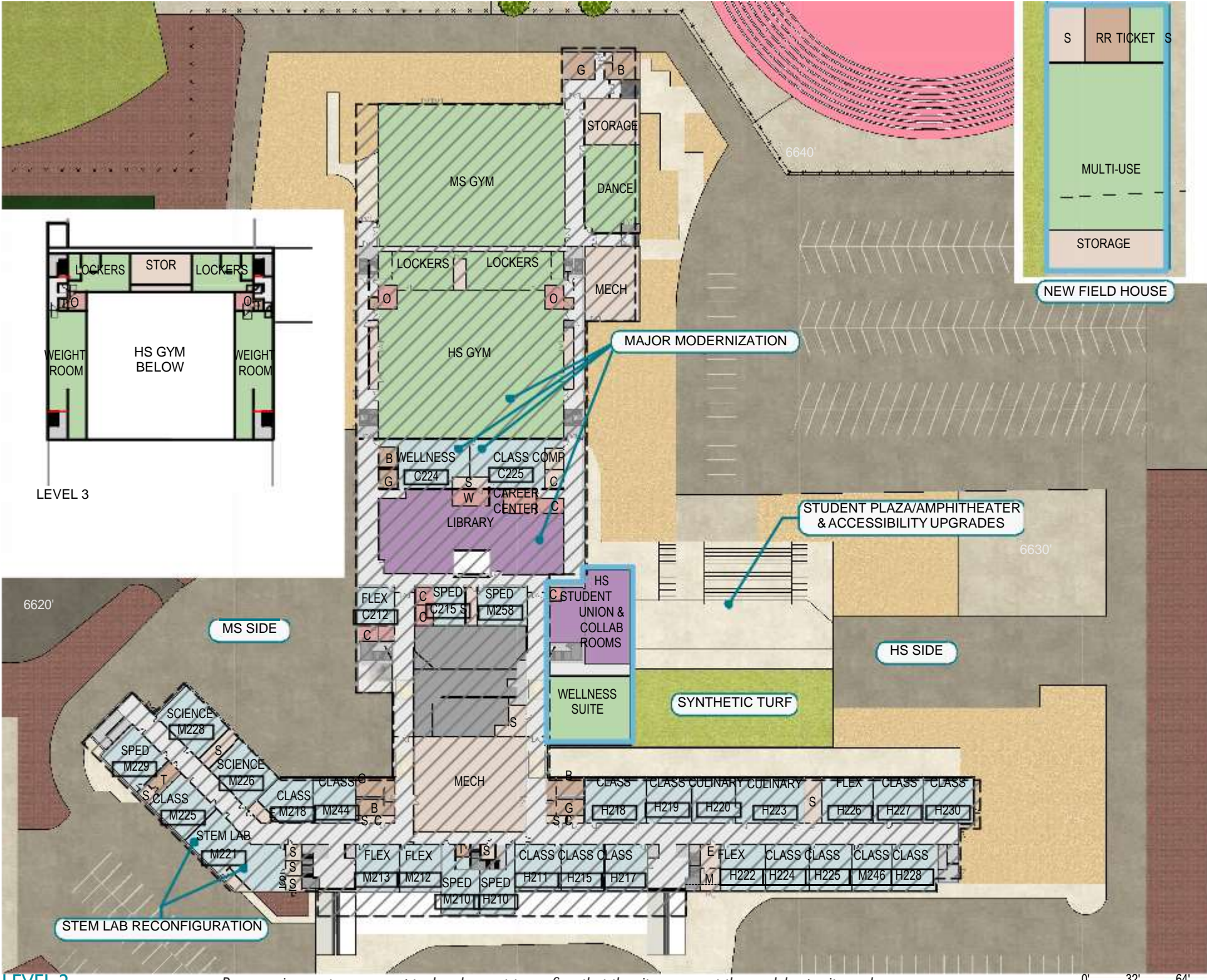
NORTH TAHOE HIGH SCHOOL				
	Existing	Proposed	Loading	Total
Grade				
General Classrooms	12	12	27	324
Specialty Labs / Classrooms (Loaded)	7	7	27	189
SPED	1	2	13	26
Specialty Labs / Classrooms (Unloaded)	3	4	0	0
TOTAL	23	28		539

Support	Existing Area	Proposed Area
Commons	16,300 SF	18,300 SF
Administration / Student Services	3,326 SF	3,326 SF
Library Space	5,207 SF	5,207 SF
Gymnasium / Locker Room	25,410 SF	33,680 SF
Kitchen	1,300 SF	1,300 SF

Some support spaces shared with Middle School

PROPOSED MASTER PLAN

As part of the new building addition, the proposal suggests creating a spacious student plaza with amphitheater seating and an integrated ramping system to meet accessibility requirements. This addition aims to provide a welcoming and inclusive outdoor space for students, fostering community engagement and accommodating diverse accessibility needs.



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

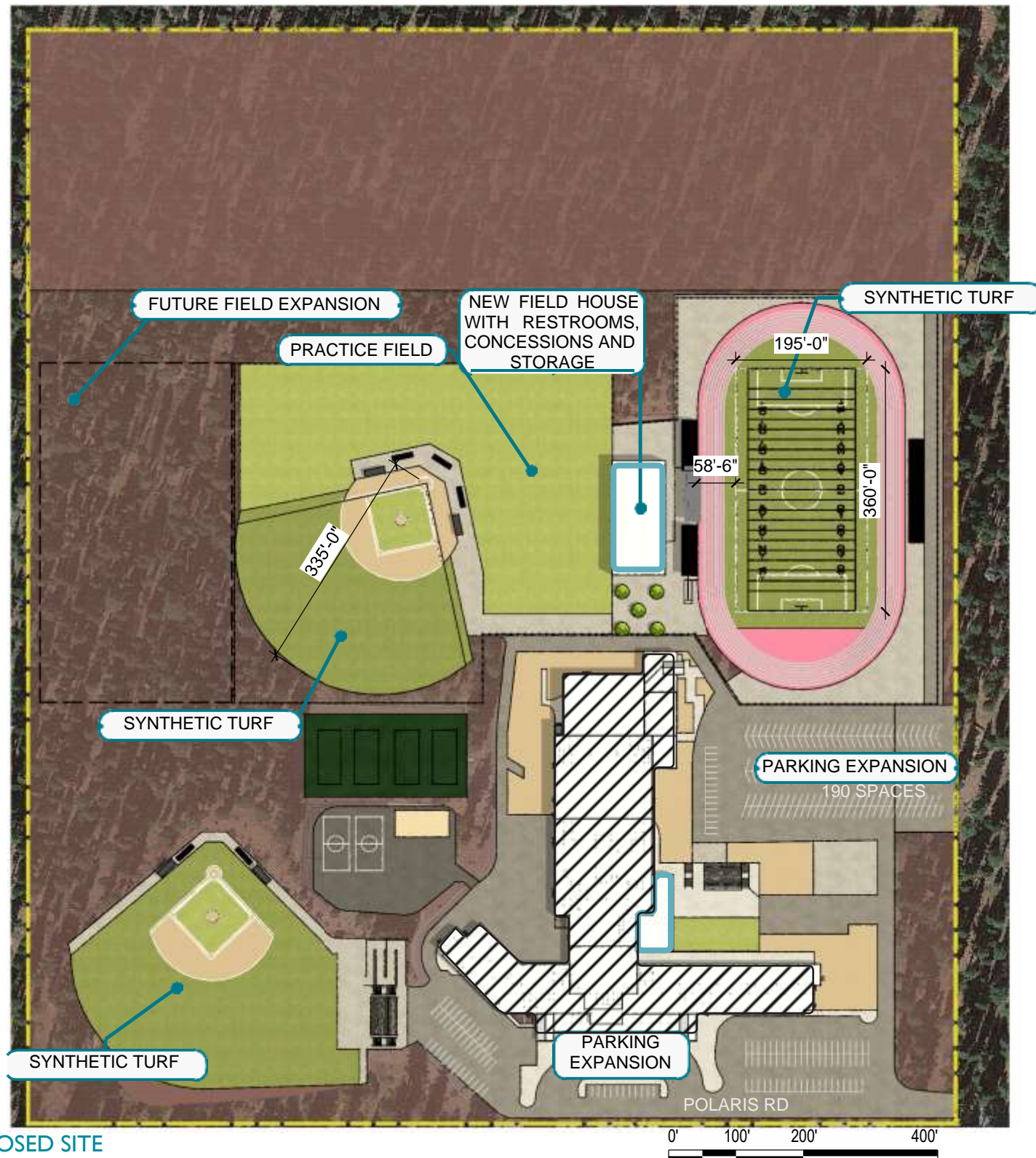
LEGEND

- | | | |
|-----------------------------------|----------------------|---------------------|
| Commons / PE / Food Service | Library / Media | Modernized Building |
| Administration / Student Services | Storage / Mechanical | New Building |
| Classroom / Lab | Restrooms | |



PROPOSED SITE IMPROVEMENTS


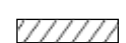

The site master plan centers on enhancing accessibility and upgrading athletic facilities. It proposes a new field house and an upgraded stadium with a new 400m synthetic track and multi-sport field. The field house comprises a spacious indoor practice area, restrooms, concessions, and storage. Improvements are planned for baseball, softball, and other site amenities, along with a parking expansion, collectively aiming to create a more versatile, accessible, and enhanced athletic environment.



PROPOSED SITE

0' 100' 200' 400'

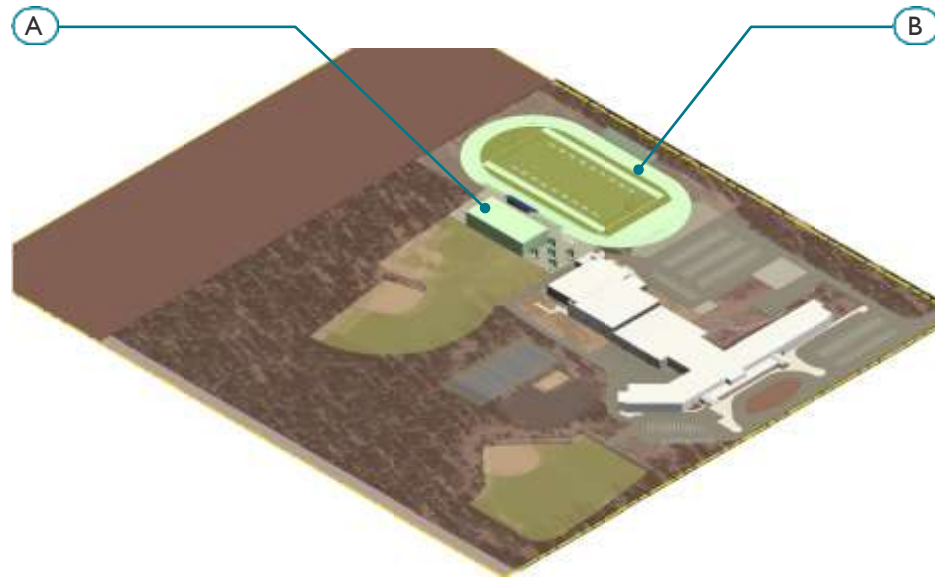
LEGEND

-  Property Line
-  Modernized Building
-  New Construction



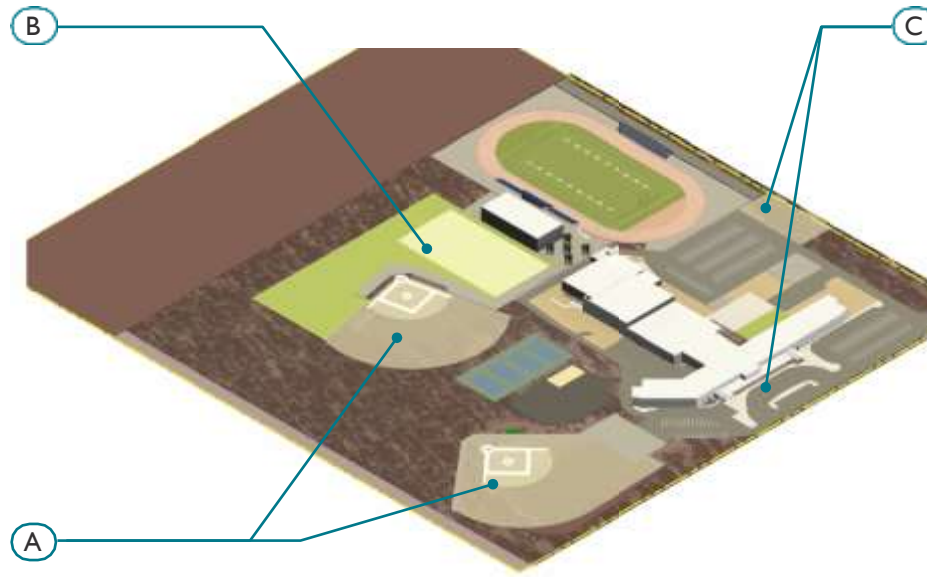


EXISTING CAMPUS



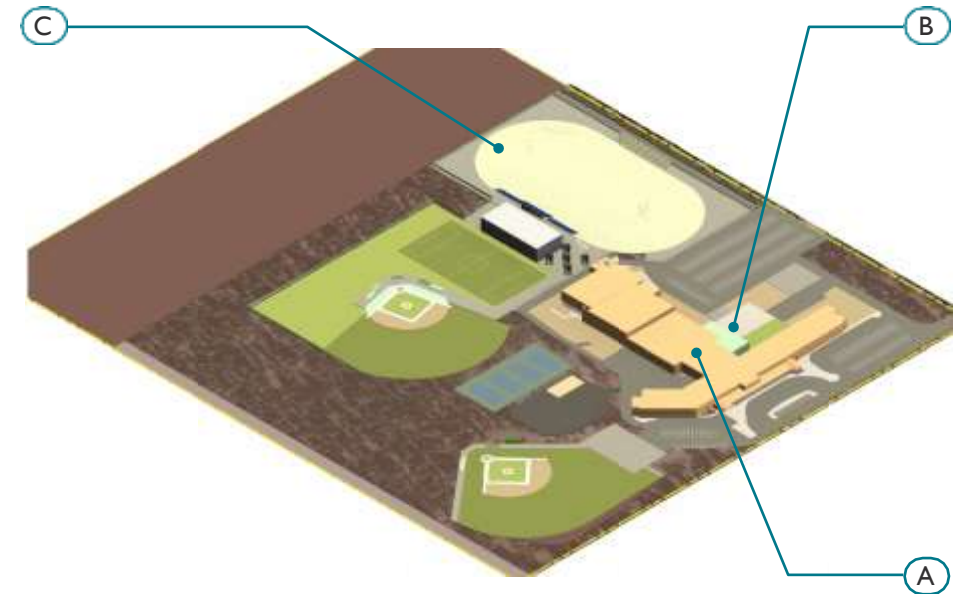
PHASE I

- A. New Field House
- B. Upgrades to multi-sport stadium.



PHASE 2

- A. Artificial turf at baseball fields
- B. New practice field
- C. Parking Expansions at entry and upper lot



FUTURE

- A. Modernizations to existing building.
- B. Addition of student wellness center/CTE/Student union
- C. Full upgrade at stadium

LEGEND

	New Construction
	Site Upgrades
	Building Modernization
	Building to be Relocated or Demolished

PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at North Tahoe High School. It is expected that a participatory design process may yield a revised approach within the parameters established here.

TRUCKEE HIGH SCHOOL

FAST FACTS:

- Originally built: 1950
- 2022/2023 Enrollment: 894 Students
- Site = 16 Acres
- Buildings = 170,986 SF (Permanent) | 9,600 SF (Portables)
- 300 Parking Spaces
- 16% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 1,056





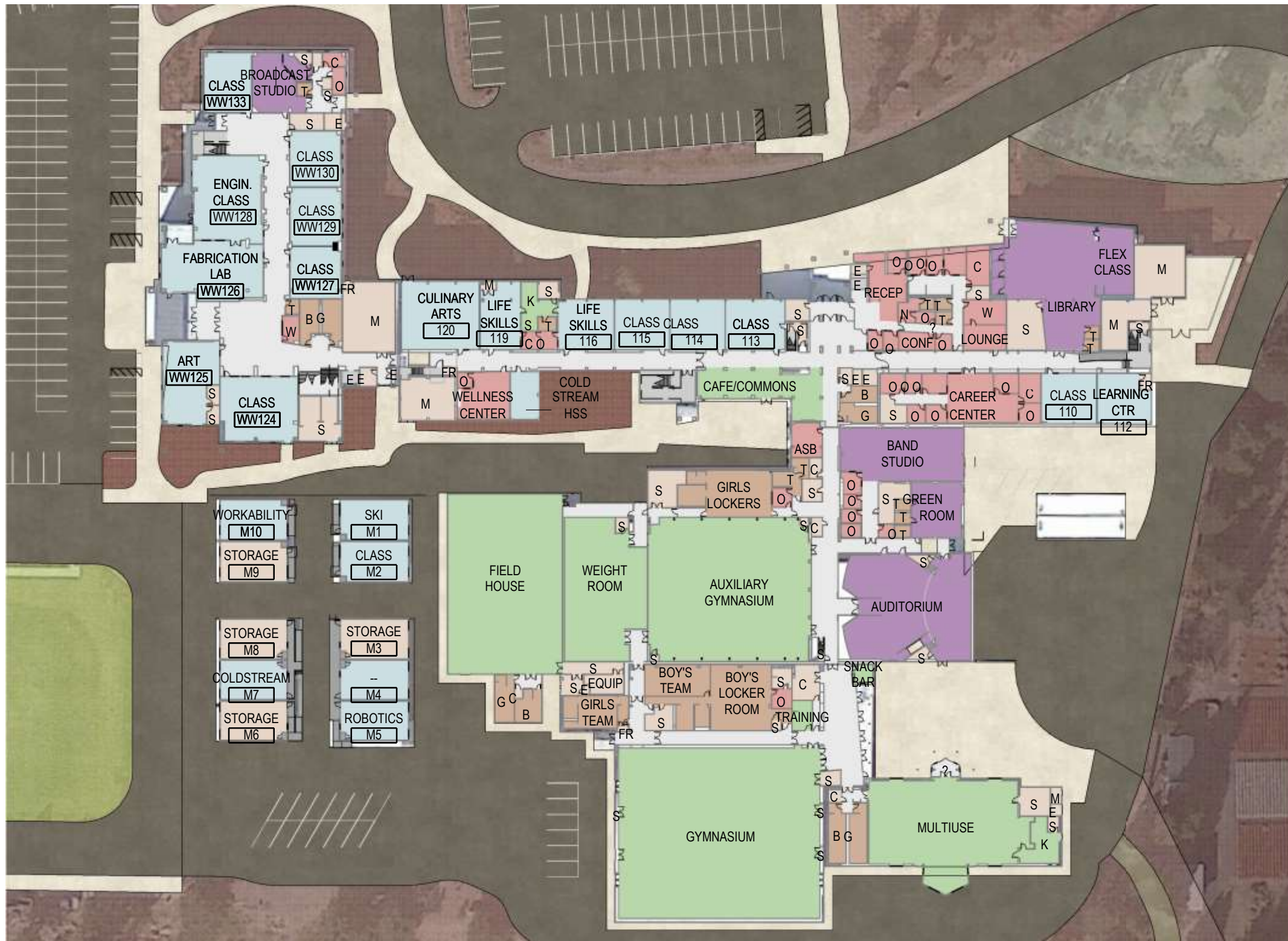
X

CAMPUS PLAN

Truckee High School, located next to Truckee Elementary School and the district office, recently underwent modernization and expansion. However, there are lingering accessibility issues, notably at the stadium, and challenges with congestion and conflicting drop-off lanes persist. Addressing these concerns will contribute to a more seamless and inclusive campus experience for students and visitors.



	Property Line
	Modernized Building
	New Construction



LEVEL I Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



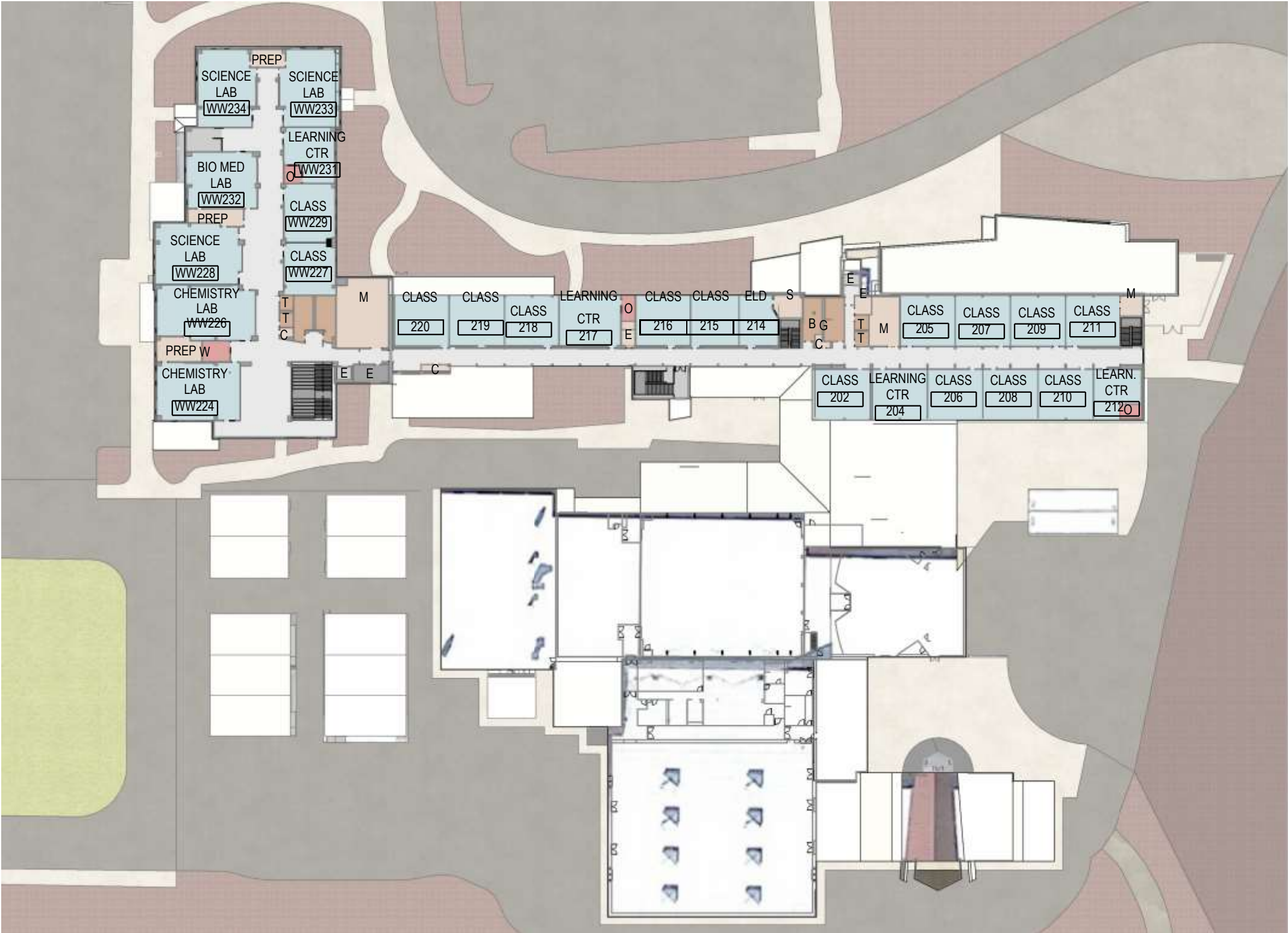
EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

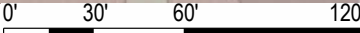
Grade	#	Loading	Total
General Classrooms	26	27	702
Specialty Labs / Classrooms (Loaded)	10	27	270
SPED	2	13	26
Flex Labs / Classrooms (Unloaded)	15	0	0
TOTAL	53		998

Support	Area
Commons	9,679 SF
Administration / Student Services	5,527 SF
Library Space	4,097 SF
Gymnasium / Locker Room	30,932 SF
Kitchen	515 SF

EXISTING SITE INVENTORY



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.



LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



CONDITION ASSESSMENT



Window replacement



Acoustical ceiling tile replacement



Batting cages



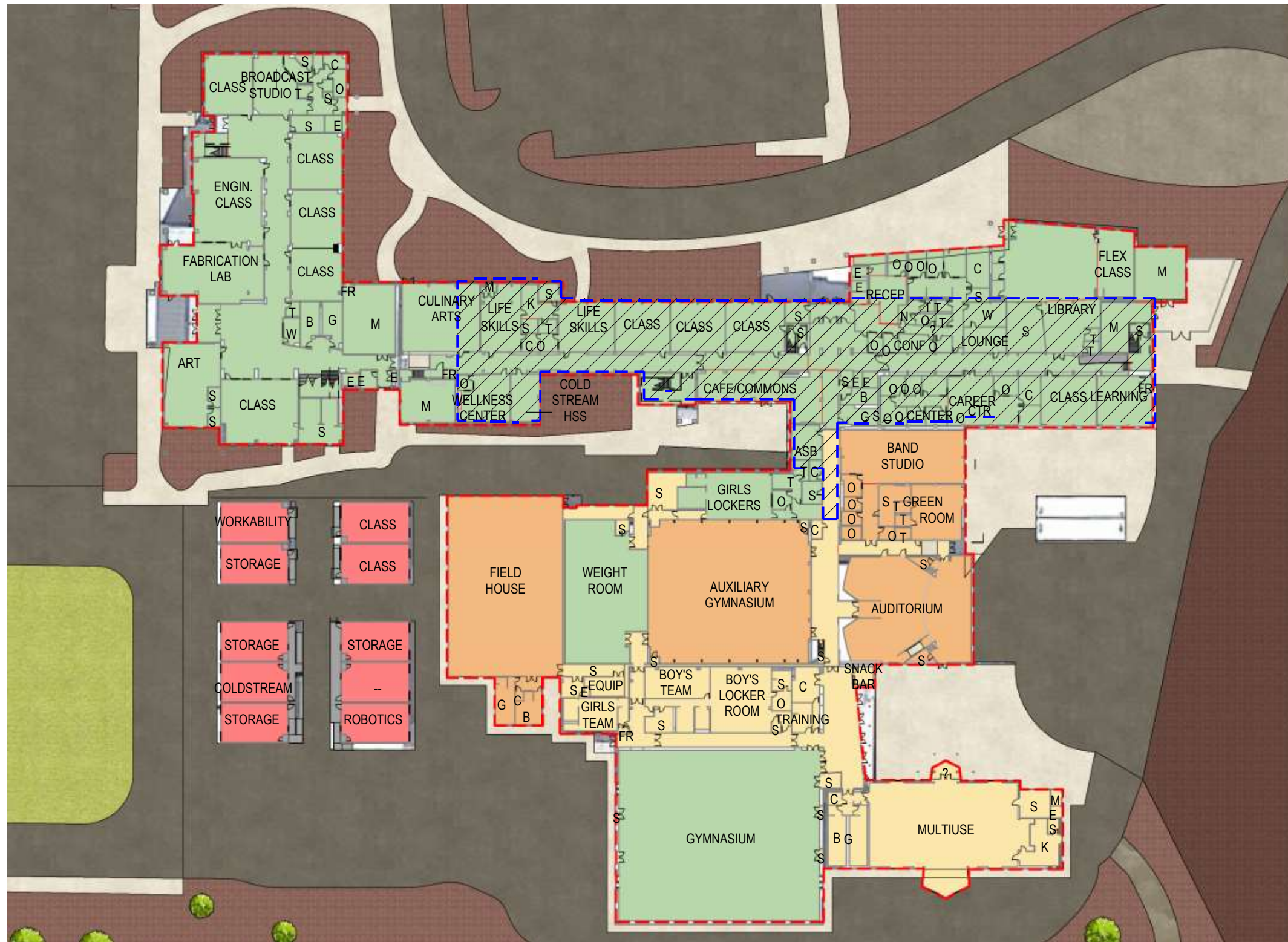
Cracked asphalt needs repavement



Casework modernization



Fields need ADA facilities and shading



LEVEL I

LEGEND

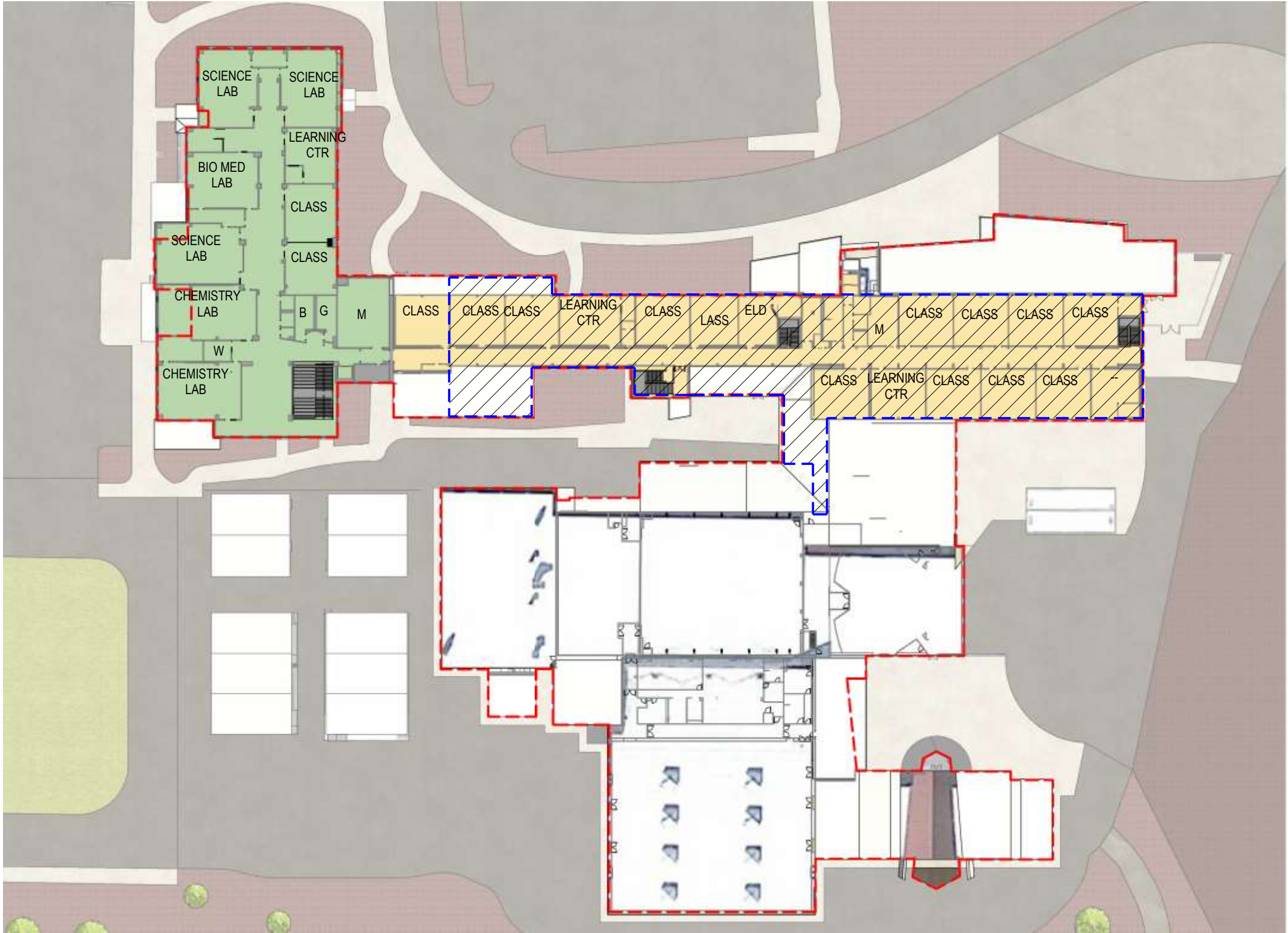
- Good Condition
<10% Replacement Value
- Light Renovation
10%<50% Replacement Value
- Heavy Modernization
50%<75% Replacement Value
- Replacement Preferred
75%<100% Replacement Value
- Structural upgrades to current snow load
- Structural analysis required per code if modernizing

CONDITION ASSESSMENT

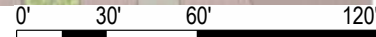
Truckee High School		
Site	Cond.	Comment
Parking / Circulation		<ul style="list-style-type: none"> Conflict with Truckee ES parent drop off. Need security fencing around fields and freeway. Small parking lots need to be repaved.
Accessibility		<ul style="list-style-type: none"> Access to stadium requires upgrades. More drinking fountains may be needed. Failing concrete curbs and stairs.
Site Amenities		<ul style="list-style-type: none"> Hardcourts need refresh. Stadium needs restrooms, bleachers, concessions, scoreboard upgrades. No shade. Requested synthetic turf fields and stadium lights
Drainage/ Utilities		<ul style="list-style-type: none"> Storm drainage at entire site east of main building needs upgrades. Domestic booster pump needs replacement.
Building/ Wing	Cond.	Comment
Building - Exterior		<ul style="list-style-type: none"> Some exterior skin upgrades needed. Door replacement at field house.
Building - Interior		<ul style="list-style-type: none"> Old gym and locker rooms need moderate upgrades. ADA access required to lighting/ sound booth.
Program Needs		<ul style="list-style-type: none"> CTE needs appropriate spaces for specialized programs. Requested more special education offices.
Structure		<ul style="list-style-type: none"> Two-story east-west classroom wing requires structural roof snow load upgrades. Structural rehab for entire building required if new construction and modernization exceeds 50% cost replacement threshold.
Electrical/ Low Voltage		<ul style="list-style-type: none"> Generator is undersized. Auditorium and old gym need new lighting, clock/intercom/ speaker, and AV systems.
Mechanical/ Plumbing		<ul style="list-style-type: none"> HVAC upgrades/replacement needed in weight room and old gym.

Note: please see appendix for detailed consultant reports











LEVEL 2



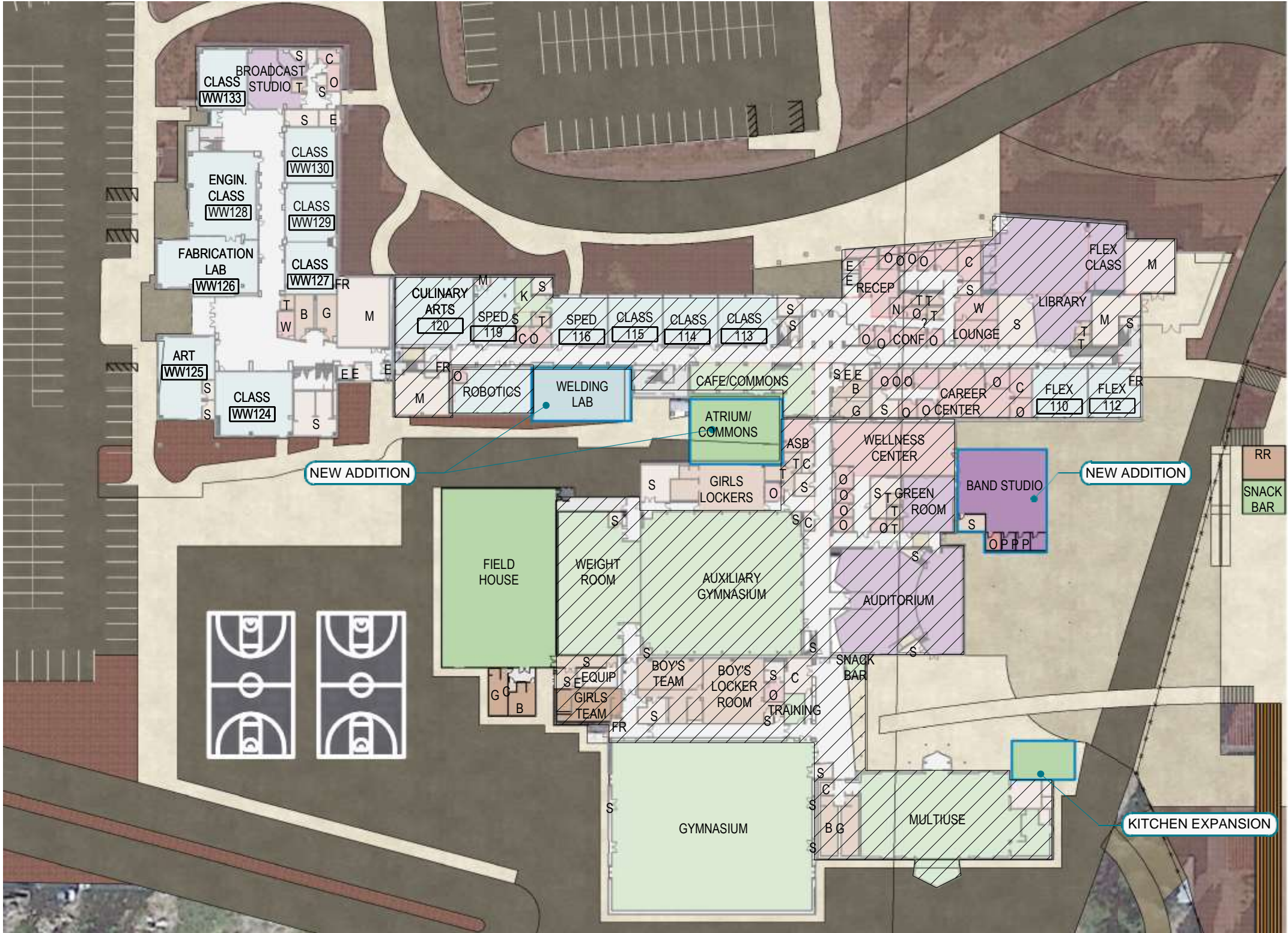
LEGEND

 Good Condition <10% Replacement Value	 Heavy Modernization 50%<75% Replacement Value	 Structural upgrades to current snow load
 Light Renovation 10%<50% Replacement Value	 Replacement Preferred 75%<100% Replacement Value	 Structural analysis required per code if modernizing



PROPOSED MASTER PLAN

The master plan proposal outlines a moderate to heavy renovation, prioritizing areas not recently upgraded and necessitating structural snow load roof upgrades. It supports the expansion of CTE programs through a new addition, including a kitchen expansion, band addition, and the incorporation of a new wellness center. This comprehensive approach aims to enhance facilities, accommodate program growth, and ensure the modernization of key areas within the educational environment.



LEVEL I Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

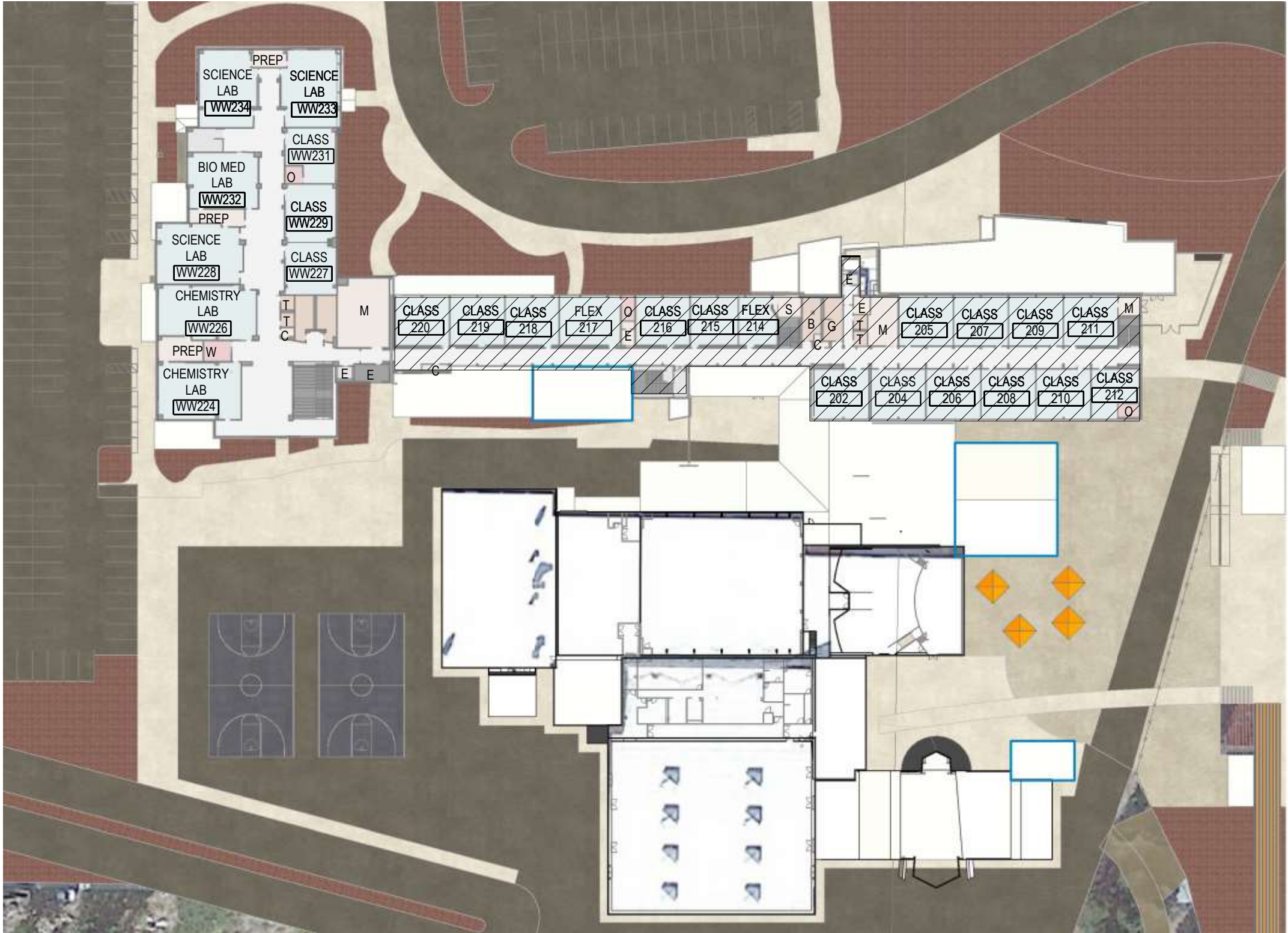
LEGEND

- Commons / PE / Food Service
- Library / Media
- Modernized Building
- Administration / Student Services
- Storage / Mechanical
- New Building
- Classroom / Lab
- Restrooms

TRUCKEE HIGH SCHOOL				
Grade	Existing	Proposed	Loading	Total
General Classrooms	26	26	27	702
Specialty Labs / Classrooms (Loaded)	10	11	27	297
SPED	2	2	13	26
Specialty Labs / Classrooms (Unloaded)	15	15	0	0
TOTAL	53	54		1,025

Support	Existing Area	Proposed Area
Commons	9,679 SF	9,679 SF
Administration/ Student Services	5,527 SF	5,527 SF
Library Space	4,097 SF	4,097 SF
Gymnasium/ Locker Room	30,932 SF	30,932 SF
Kitchen	515 SF	1,331 SF

PROPOSED MASTER PLAN



LEVEL 2 Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

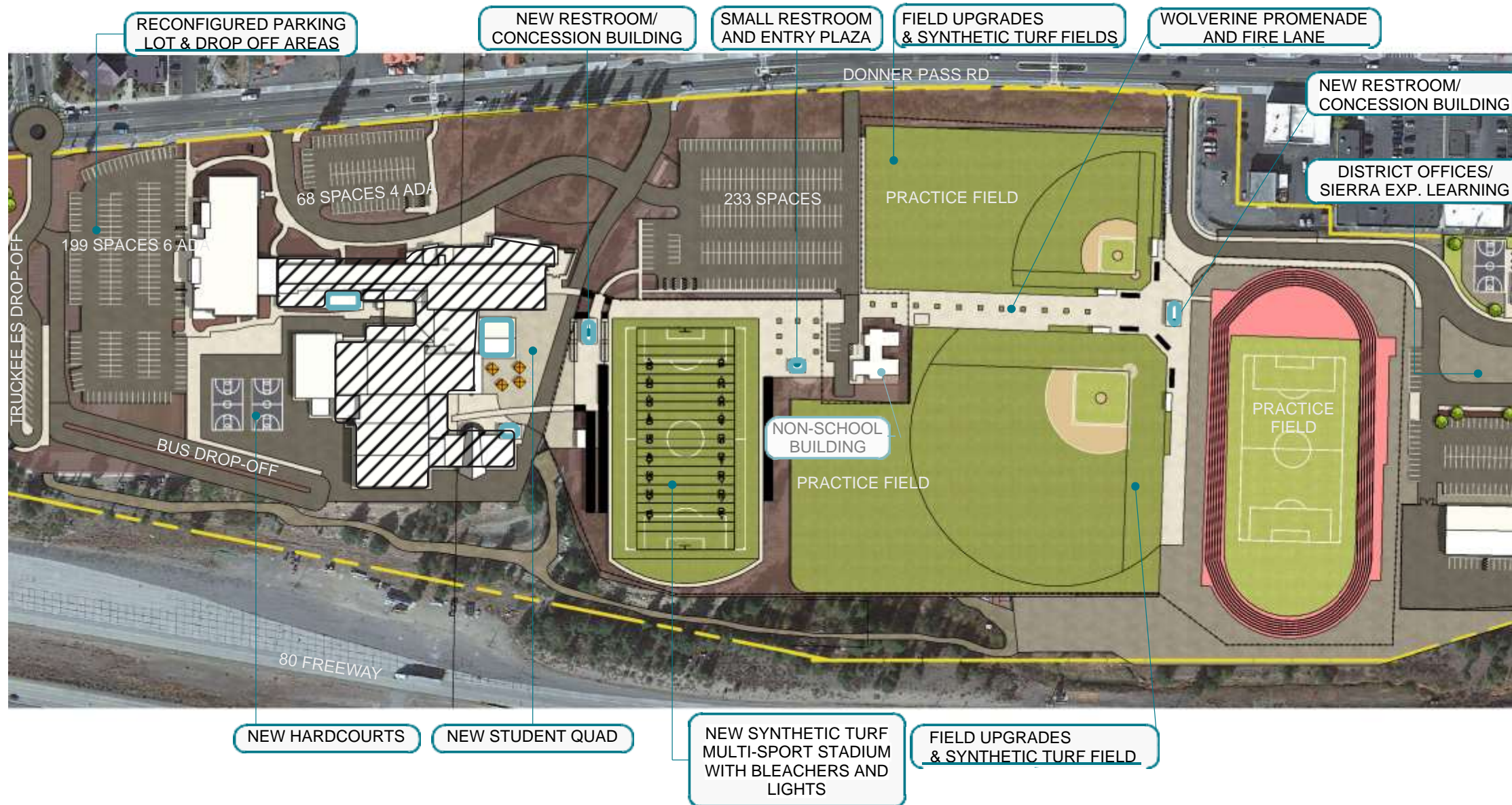
LEGEND

- Commons / PE / Food Service
- Administration / Student Services
- Classroom / Lab
- Library / Media
- Storage / Mechanical
- Restrooms
- Modernized Building
- New Building




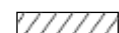

PROPOSED SITE IMPROVEMENTS

The site master plan focuses on enhancing accessibility and upgrading athletic facilities, as well as addressing traffic safety concerns. It proposes a new stadium with a new 400m synthetic track and multi-sport field. A new concession and restroom building will support an accessible ramping system for access to multiple levels of the stadium. Improvements are planned for baseball, softball, and other site amenities, along with a parking expansion, collectively aiming to create a more versatile, accessible, and enhanced athletic environment.



PROPOSED SITE

LEGEND

-  Property Line
-  Modernized Building
-  New Construction

0' 0' 0' 0'

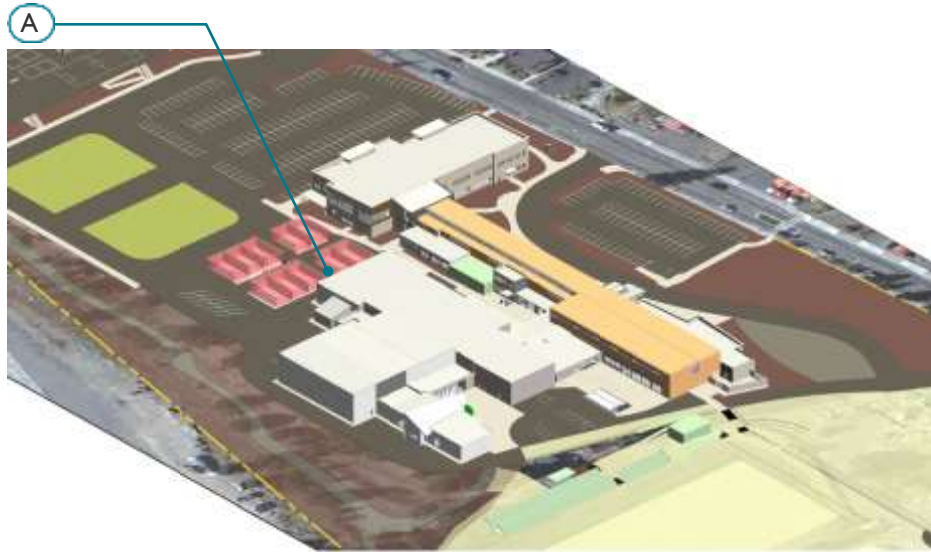


PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at X Elementary School. It is expected that a participatory design process may yield a revised approach within the parameters established here.



EXISTING CAMPUS



PHASE I

- Upgrade of multi-sport stadium
- Structural roof upgrades as needed
- Artificial turf fields
- Promenade and parking replacement
- Addition of CTE Space
- Removal of modulars



PHASE 2

- Modernization of older gym and theater spaces
- Modernization and expansion of Kitchen and cafeteria
- Addition of new band building and reconfiguration of former space into wellness center
- Addition of atrium to central space
- Site drop off upgrades and basketball courts

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished



SECTION 8. ALTERNATIVE SITES

DISTRICT OFFICE



FAST FACTS:

- Originally built: 1972
- Site = 16.5 Acres
- Buildings = 32,255 SF (Permanent) | 2,880 SF (Portables)
- 125 Parking Spaces (shared with SELS)

SIERRA CONTINUATION HIGH SCHOOL



FAST FACTS:

- Originally built: 1993
- 2022/2023 Enrollment: 30 Students
- Site = 1.6 Acres
- Buildings = 5,137 SF (Permanent) | 1,920 SF (Portables)
- 34 Parking Spaces
- 40% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 165

SIERRA EXPEDITIONARY LEARNING

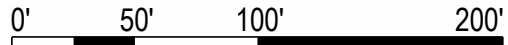


FAST FACTS:

- Originally built: 2010
- 2022/2023 Enrollment: N/A (charter)
- Site = 16.5
- Buildings = 5,470 (Permanent, Gym in District Office) | 12,000 SF (Portables)
- 44 Parking Spaces
- 100% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 200

EXISTING SITE PLAN

The district office site connects seamlessly with Truckee High School, with Sierra Continuation High School positioned between them. The site encompasses a maintenance office, warehouse building, and Sierra Expeditionary Learning Charter School housed in portable buildings. Essential upgrades are required, focusing on circulation improvements, fencing, and enhanced accessibility to ensure a more cohesive and secure environment for the entire educational community.



LEGEND

Property Line



DISTRICT OFFICES AND SIERRA EXPEDITIONARY LEARNING

LEGEND					
■	Commons / PE / Food Service	■	Library / Media		Property Line
■	Administration / Student Services	■	Storage / Mechanical		
■	Classroom / Lab	■	Restrooms		



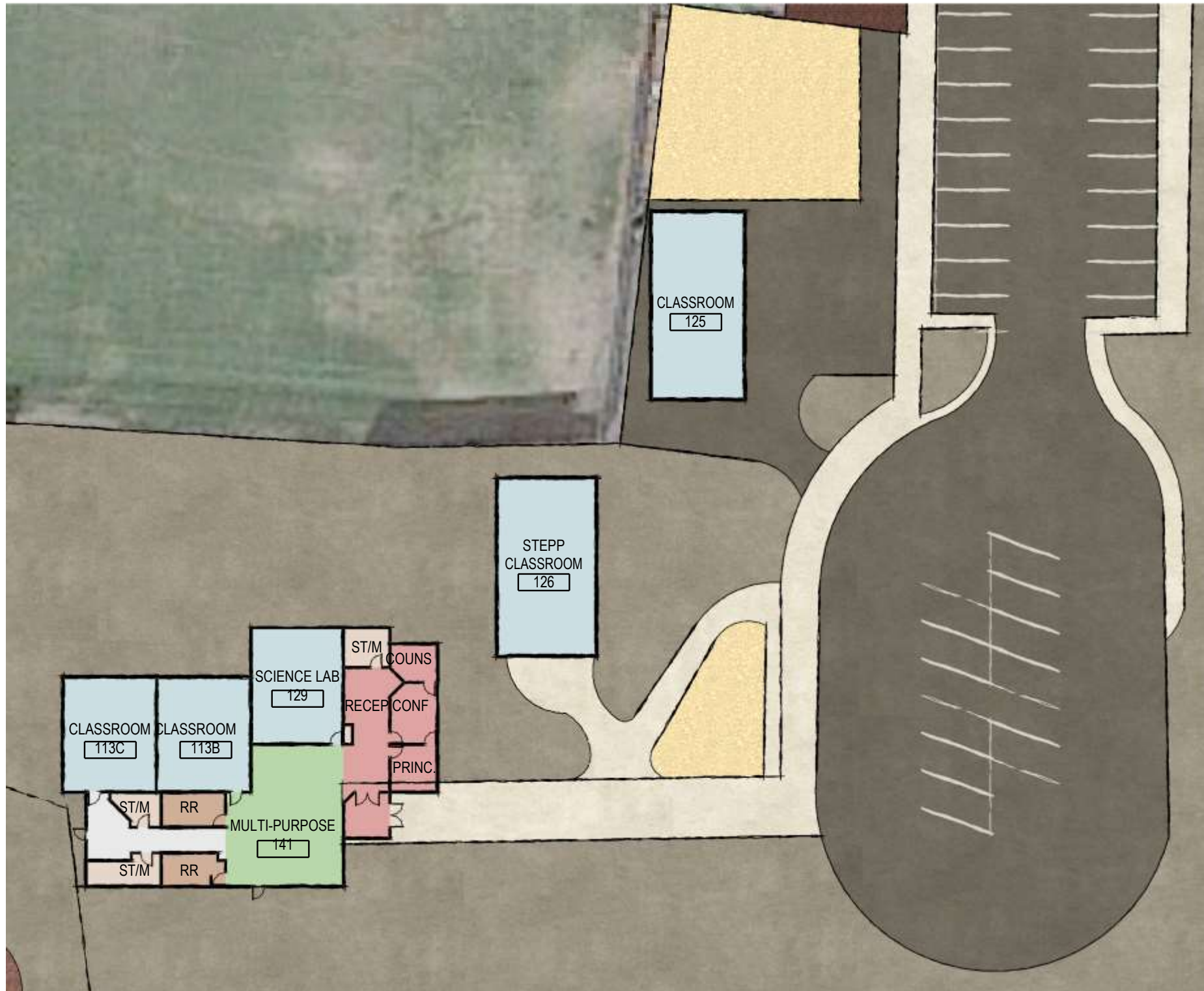
EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Sierra Expeditionary Learning			
Grade	#	Loading	Total
General Classrooms	9	33	297
Specialty Labs / Classrooms (Loaded)	0	33	0
SPED	0	10	0
Specialty Labs / Classrooms (Unloaded)	0	0	0
TOTAL	9		297

Sierra Expeditionary Learning	
Support	Area
Commons / Multi-Purpose	5,076 SF (Within District Offices)
Administration/ Student Services	1,440 SF
Library Space	480 SF

District Offices	
Support	Area
Administration/ Student Services	23,529 SF



EXISTING SIERRA CONTINUATION HIGH SCHOOL

LEGEND		
■	Commons / PE / Food Service	■ Library / Media
■	Administration / Student Services	■ Storage / Mechanical
■	Classroom / Lab	■ Restrooms
		 Property Line



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Grade	#	Loading	Total
General Classrooms	2	33	66
Specialty Labs / Classrooms (Loaded)	3	33	99
SPED	0	10	0
Specialty Labs / Classrooms (Unloaded)	0	0	0
TOTAL	5		165

Support	Area
Commons / Multi-Purpose	728 SF
Administration / Student Services	636 SF
Library Space	0 SF

CONDITION ASSESSMENT



Exterior upgrades needed



Landscape and outdoor modernization



Curb, asphalt, and rusted handrail replacement



Casework renovation



Interior finishes and casework modernizations



Hardscape and curb repaving



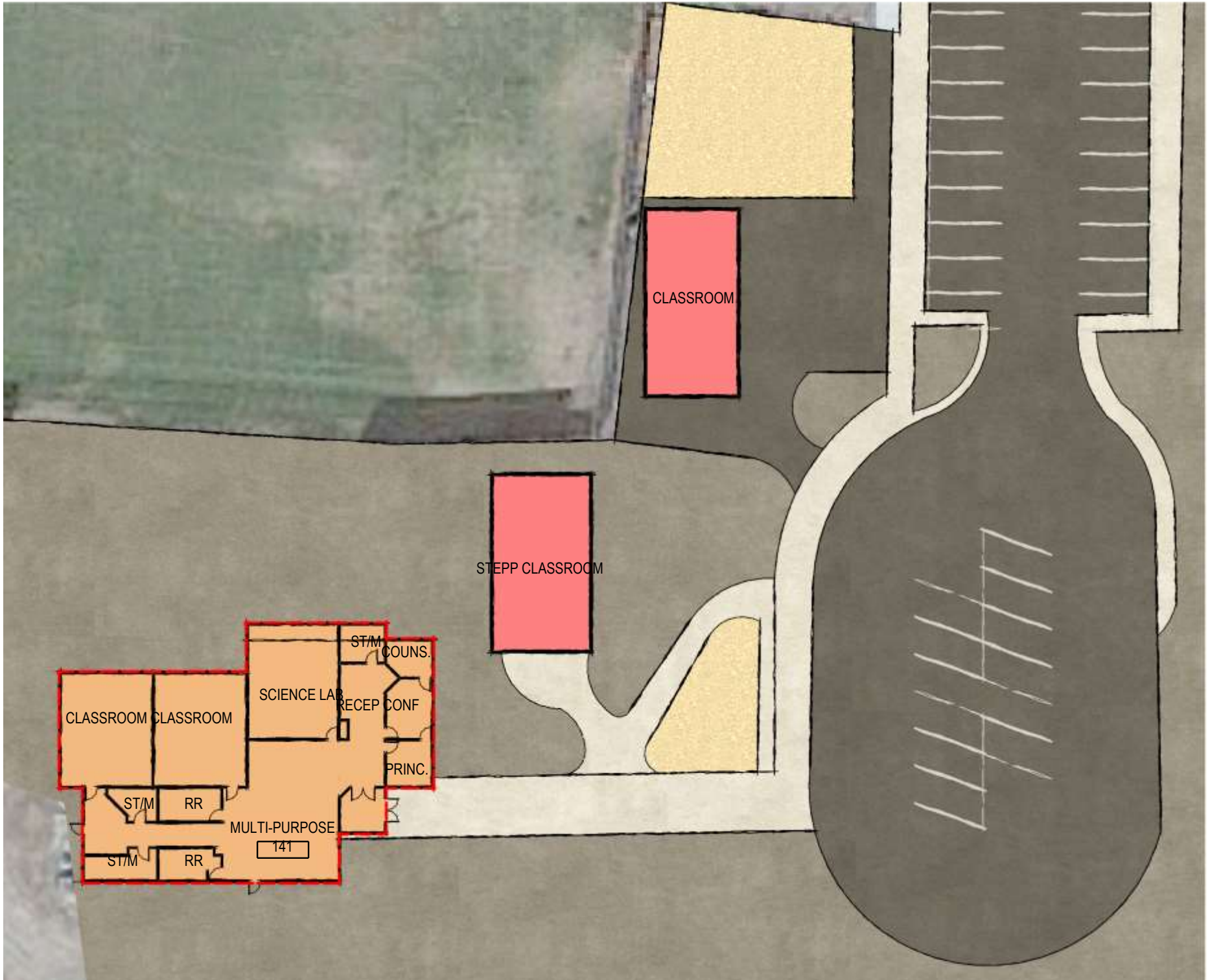
EXISTING CONDITIONS PLAN

LEGEND

- Good Condition
<10% Replacement Value
- Light Renovation
10%<50% Replacement Value
- Heavy Modernization
50%<75% Replacement Value
- Replacement Preferred
75%<100% Replacement Value
- Structural upgrades to current snow load
- Structural analysis required per code if modernizing



CONDITION ASSESSMENT



EXISTING CONDITIONS PLAN



LEGEND			
	Good Condition <10% Replacement Value		Structural upgrades to current snow load
	Light Renovation 10%<50% Replacement Value		Structural analysis required per code if modernizing
	Heavy Modernization 50%<75% Replacement Value		
	Replacement Preferred 75%<100% Replacement Value		

PROPOSED MASTER PLAN

The master plan proposal advocates for a moderate to heavy renovation of the existing district office facility, involving the reconfiguration of the existing building into the new location for Sierra Expeditionary Learning School. Renovations are focused on creating flexible community spaces, while reconfiguration for efficient use of the office areas allows the existing building to support more programs. Required infrastructure upgrades, as well as a new office addition are planned.

Additionally, a new building is proposed to support Sierra Continuation High School, aligning with the comprehensive strategy to modernize facilities and cater to the diverse needs of both students and the community.



PROPOSED PLAN

Room assignments are conceptual and meant to confirm that the site can meet the model capacity goals.

LEGEND

■ Commons / PE / Food Service	■ Library / Media	■ Modernized Building
■ Administration / Student Services	■ Storage / Mechanical	■ New Building
■ Classroom / Lab	■ Restrooms	

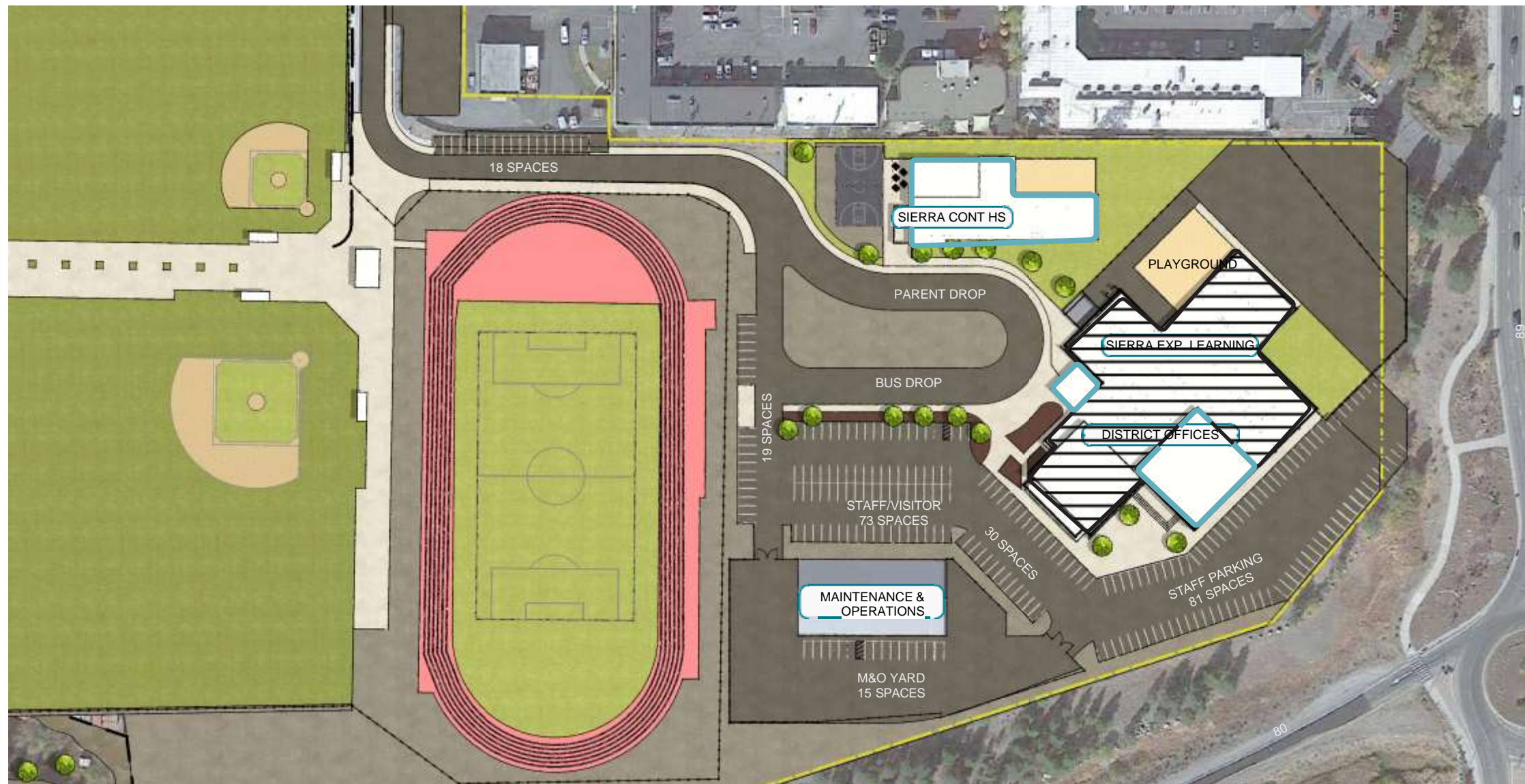
District Offices		
Support	Existing Area	Proposed Area
Administration/ Student Services	23,529 SF	23,880 SF

Sierra Expeditionary Learning		
Support	Existing Area	Proposed Area
Commons	5,076 SF (Within District Offices)	7,876 SF
Administration/ Student Services	1,440 SF	1,824 SF
Library Space	480 SF	1,088 SF

Sierra Cont HS		
Support	Existing Area	Proposed Area
Commons	728 SF	903 SF
Administration/ Student Services	636 SF	1,457 SF
Library Space	0 SF	0 SF


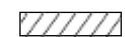

PROPOSED SITE IMPROVEMENTS

The master plan proposal features enhancements for a safer drop-off at Sierra Continuation High School and Sierra Expeditionary Learning School. It incorporates additional parking for office staff and visitors, along with the installation of secure fencing and improvements to playground facilities. These initiatives aim to create a more secure and convenient environment for both students and staff, addressing specific safety and accessibility concerns identified in the master plan.



PROPOSED SITE

LEGEND

-  Property Line
-  Modernized Building
-  New Construction



PHASING

The following images represent one scenario for phasing and implementation of the improvements anticipated at the District offices, SELS, and Sierra Cont HS. It is expected that a participatory design process may yield a revised approach within the parameters established here.



EXISTING CAMPUS



PHASE I

- 2-Story addition to District Office building for district administration
- Modernizations, additions, and reconfiguration of District office to integrate SELS
- Removal of SELS and District modulars



PHASE 2

- Construction of new Sierra Cont HS facility
- Playgrounds, courts, and fields for Sierra Cont HS, STEPP, and SELS
- Parking and drop off modifications
- Demolition or reuse of existing Sierra Cont HS Facility

LEGEND	
■	New Construction
■	Site Upgrades
■	Building Modernization
■	Building to be Relocated or Demolished

DISTRICT TRANSPORTATION SERVICES

FAST FACTS:

- Originally built: 2003
- Site = 25 Acres
- Buildings = 31,288 SF



Existing Site Aerial Image



Entrance at District Transport and Maintenance Facility

CONDITION ASSESSMENT



Asphalt needs resurfacing and restriping



Loading dock and parking lot



Asphalt repavement



Restroom upgrades



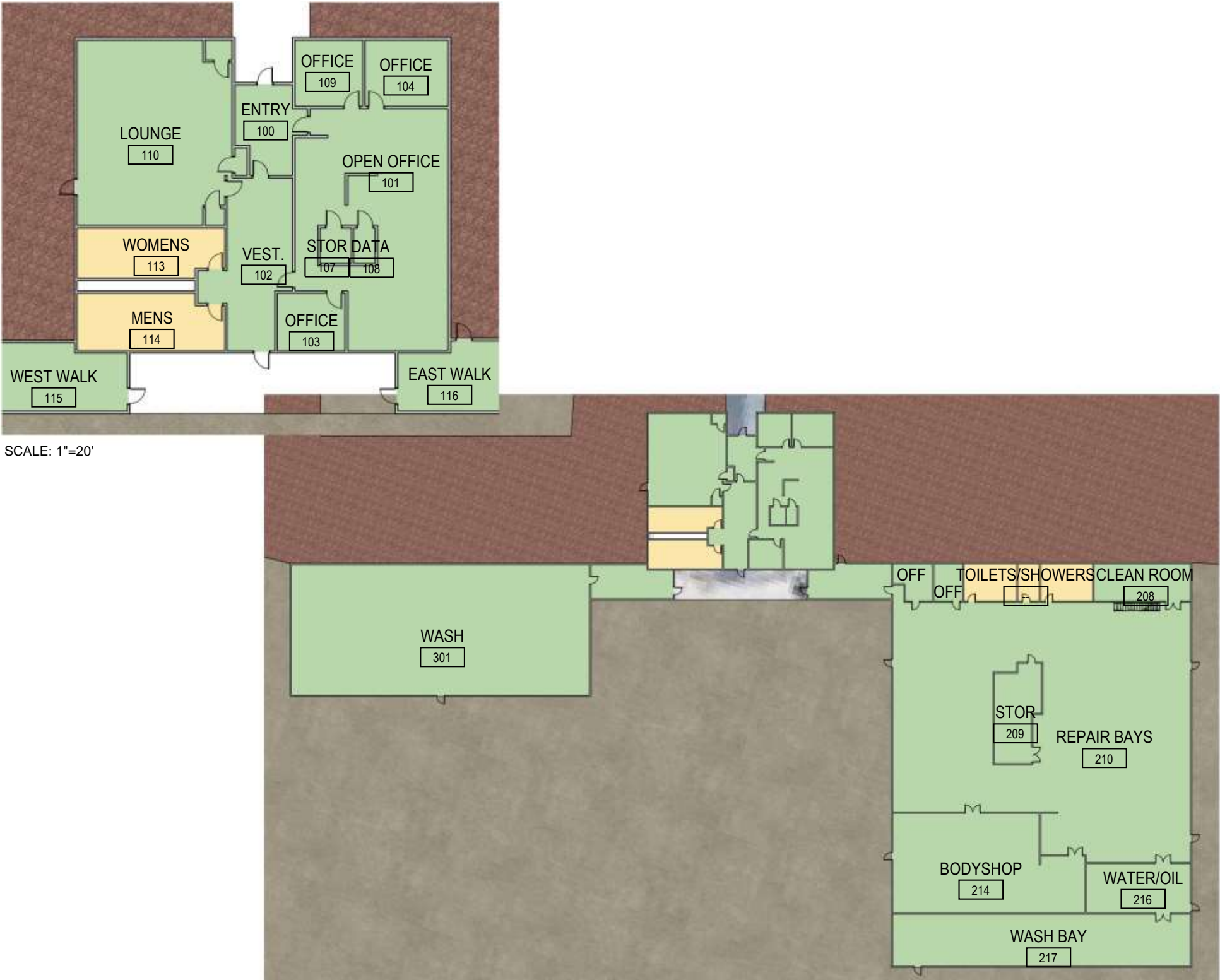
Interior finishes and casework modernization



External metal replacement

CONDITION ASSESSMENT

The transportation facility necessitates minimal to light renovations, with a specific focus on enhancing restroom accessibility and upgrading finishes.



SCALE: 1"=20'

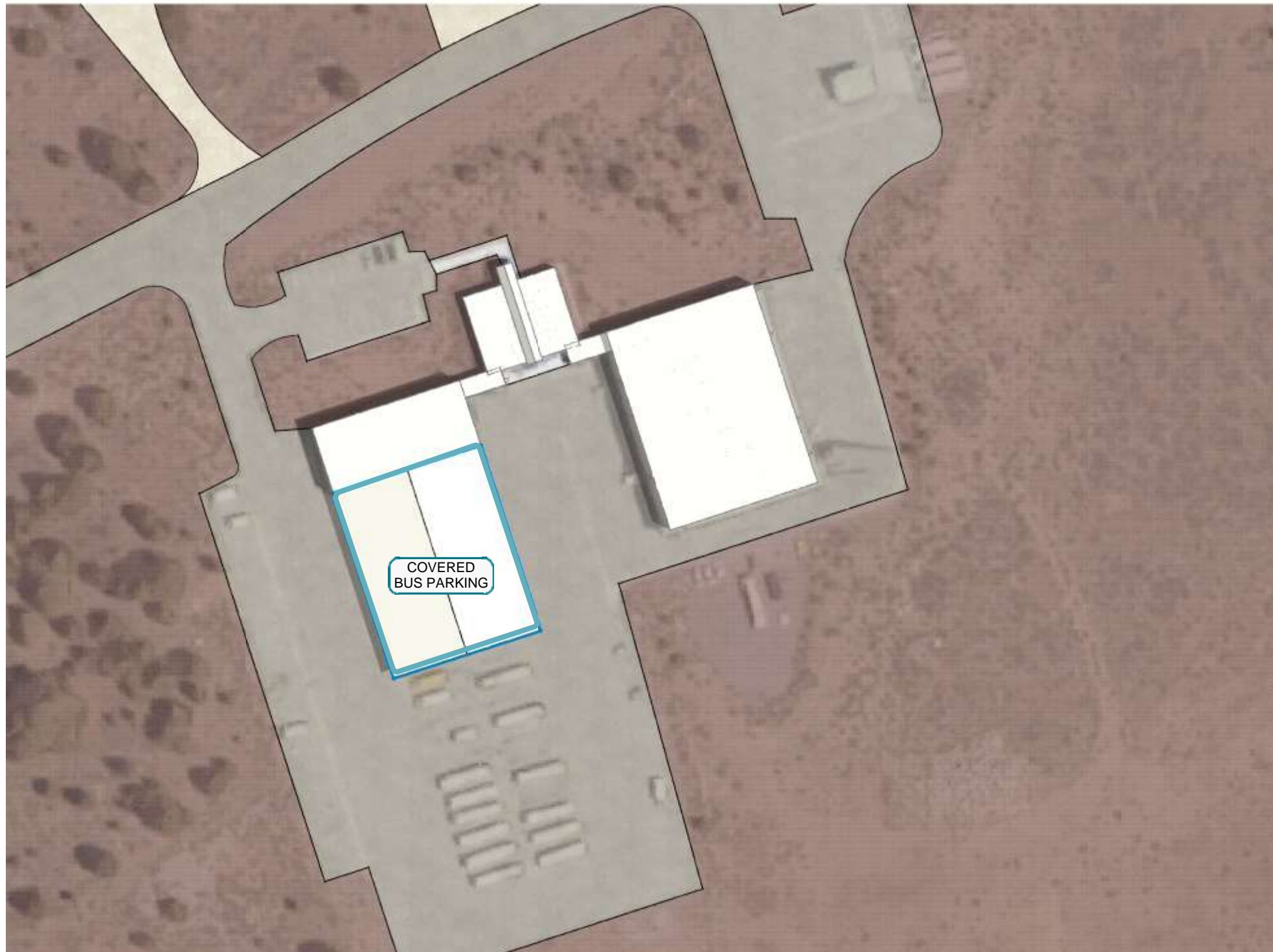
EXISTING CONDITIONS PLAN

LEGEND		
 Good Condition <10% Replacement Value	 Heavy Modernization 50%<75% Replacement Value	Structural upgrades to current snow load
 Light Renovation 10%<50% Replacement Value	 Replacement Preferred 75%<100% Replacement Value	Structural analysis required per code if modernizing




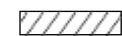

PROPOSED SITE IMPROVEMENTS

The Transportation Facility proposal harmonizes with the 2014 Facilities Master Plan (FMP). It envisions a new carport for 28 buses and introduces technological enhancements to the existing building. The plan further incorporates light renovations, concentrating on improving restroom accessibility and upgrading finishes. This comprehensive strategy ensures alignment with both the established FMP and modernization needs for a more efficient and technologically advanced transportation facility.



PROPOSED SITE

LEGEND

-  Property Line
-  Modernized Building
-  New Construction

RIDEOUT COMMUNITY CENTER

FAST FACTS:

- Originally built: 1971
- 2022/2023 Enrollment: 0 Students
- Site = 6.5 Acres
- Buildings = 25,602 SF (Permanent) | 2,880 SF (Portables)
- 28 Parking Spaces



Existing Site Aerial Image



X



EXISTING PLAN

LEGEND		
 Commons / PE / Food Service	 Library / Media	 Property Line
 Administration / Student Services	 Storage / Mechanical	
 Classroom / Lab	 Restrooms	



EXISTING SITE INVENTORY

The assessment process begins with an understanding of the existing campus, including uses of existing spaces. The site plan to the left defines those uses at a fixed point in time and assigns the use of those spaces as classrooms, specialty rooms, and core support facilities. The matrix below summarizes building areas, as well as the assumed number of available classrooms.

Grade	#	Loading	Total
General Classrooms	11	33	363
Specialty Labs / Classrooms (Loaded)	1	33	33
SPED	0	10	0
Specialty Labs / Classrooms (Unloaded)	1	0	0
TOTAL	13		396

Support	Area
Commons / Multi-Purpose	6,827 SF
Administration/ Student Services	625 SF
Library Space	953 SF

CONDITION ASSESSMENT



Ongoing deferred maintenance



Cracked asphalt needs repaving



Upgrade outdoor amenities



Pave existing gravel



Upgrades to older equipment such as drinking fountains









Modernize interior finishes and casework

CONDITION ASSESSMENT & PROPOSED MASTER PLAN

The Rideout facility is slated for light to moderate renovations, with upgrades contingent on the final determination of its use. The overall condition of both the facility and the site is excellent. However, the location poses challenges due to its remote access, highlighting the need for strategic planning and logistical considerations to ensure seamless operations and accessibility for the intended purpose of the facility.



EXISTING CONDITIONS PLAN

LEGEND		
	Good Condition <10% Replacement Value	 Structural upgrades to current snow load
	Light Renovation 10%<50% Replacement Value	 Structural analysis required per code if modernizing
	Heavy Modernization 50%<75% Replacement Value	
	Replacement Preferred 75%<100% Replacement Value	

TRUCKEE RIVER SCHOOL

FAST FACTS:

- Originally built: 2002
- 2022/2023 Enrollment: 8 Students
- Site = 11,682 SF
- Buildings = 960 SF (Portable)
- 100% of Classrooms are in Portable Classroom Buildings
- Recommended permanent capacity: 33



Existing Site Aerial Image



Building for Truckee River School

CONDITION ASSESSMENT



Landscape improvements and hardscape repavement



Interior finishes and casework upgrades



Update windows and exterior paint



Needs more storage space



Parking lot needs paving and striping









Hardscape needs upgrades

CONDITION ASSESSMENT & PROPOSED MASTER PLAN

Truckee River Community School, currently housed in portable buildings, requires a permanent facility. The steering committee deliberated on the ideal location and concluded that relocating the school to the Rideout facility would be a favorable solution. This decision reflects a strategic move to provide a more stable and suitable environment for the Truckee River Community School, aligning with the committee's commitment to optimizing educational spaces for enhanced learning experiences.



EXISTING CONDITIONS PLAN

LEGEND		
	Good Condition <10% Replacement Value	 Structural upgrades to current snow load
	Light Renovation 10%<50% Replacement Value	 Structural analysis required per code if modernizing
	Heavy Modernization 50%<75% Replacement Value	
	Replacement Preferred 75%<100% Replacement Value	





SECTION 9. APPENDICES

HOW TO USE THESE TABLES:

SITE CONDITIONS							
CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Drop-off areas for bus and parents, neither have ADA accessible drop-off compliance.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flagpoles, marquee signs, etc.					LED Marquee, flag pole, Playground equipment (not shaded), hardcourts are in poor condition, PV canopies over portion of parking lot. New Kinder playstructure . Small chain link fenced bike rack area.
SECURITY	A	Fencing, gates, hardware / access					Single point of entry to Bldg. where Admin. is located., campus is fenced

A/E - Architect/Engineer Comment
 A: Architect M: Mechanical
 C: Civil Engineer P: Plumbing
 E: Electrical S: Structural

Description of what conditions were looked for for each scope category

General condition given per category/building

- Good Condition
- Light Renovation
- Heavy Modernization
- Replacement Preferred

Comments on current condition of scope by Architect or Engineer

BUILDING CONDITIONS - ARCHITECTURAL							
BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING D CLASSROOMS / LIBRARY	BUILDING F MULTI-PURPOSE	BUILDING G RESTROOMS	BUILDING H CLASSROOMS
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE		39,453	4,044	5,376	14,343	1,027	See Bldg F
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin -cem plaster, NO windows Soffit- T&G, some dry rot Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - cem plaster, wood siding & mtl. sash wall/wdw sys. @ side elevation Soffit- T&G, some dry rot- Replace Roofing - tar and gravel-Replace Doors wood in HM frames Windows - single pane, metal sash-Replace Roof drainage - no gutter / downspouts to grade	Exterior skin - cement plaster Roofing - assumed tar & gravel-Rplace Exterior wood doors Windows- single glazed metal sash-Replace	Exterior skin - cement plaster Roofing - assumed tar & gravel- Replace Exterior wood doors to playground - giant gas meter in the way - Replace door & frames	Same as D

DONNER TRAIL ES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Garage needs better access and security - no man door
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Turf fields needed. Landscape/outdoor learning environment upgrade; hardcourts in poor condition; no turf play fields or shade
SECURITY	Fencing, gates, hardware / access	More security cameras wanted.
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	No ADA connecting to playground or in between building doors.
ADA PARKING STALLS	Code compliant, striping, signage, etc.	Parking area paving is new with ADA stalls
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Play area needs slurry, sealed and re-stripe. Done at time of review but many repaired cracks visible.
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Ponding in area out front of MPR building in parking. Ponding in area by new ADA parking stalls. Drainage is blocked by cobbles placed at end of gutter, both locations.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Septic tank ok Water pressure is good
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	PG&E Service 600A, 120/240V 1Ø, 3W 22kW standby generator - undersized only front half campus
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Lighting fixtures in poor condition and add site lighting
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	Drinking fountains are not compliant.
MISC SITE OBSERVATIONS		Need bollards/barrier at main entry/drop off; restriping needed; No perimeter fencing or fencing between playground and parking lot. Snow piles up at 2 Classroom building; blocks emergency exits

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (replace vs repair), leaks, snow load, etc.	Garage and MPR needs new roofing
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Windows and doors at existing 2 CR building and gym need replacement Paint only 2 years old Old 2 CR and MPR windows, doors, finishes - need replaced. Need exterior siding replacement and paint; MPR needs new roof
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Old classroom wing and MPR: Doors and hardware need replacement; Some casework not ADA compliant; building egress not fully compliant
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	Corridor sinks are non-compliant. No accessible signage.
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	Kitchen needs modernized
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	Exit signage. Fire alarm system doesn't provide full coverage. Missing devices.
MISC NOTES		Request for access hardware all doors / all campuses	2 CR replacement part of next master plan, No workroom/lounge or nurse area; Kitchen is small

DONNER TRAIL ES

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: Snow melt is new parking area entrance was provided as part of 2017 Modernization Project.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers,VRF, Pumps,Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant Hydronic Boilers (3 years old, sized for entire campus -) and in good operating condition. Hydronics Unit Heaters in MPR are original and in need of replacement. Existing (2)Original classrooms and Gym Building (1947) and are in need of HVAC replacement. Air Handling Equipment is over 40 years old. (Note:The 2 Rear Classrooms have mechanical ""Mechanical Design"" completed and Central Boilers are sized for these spaces and Gym.) Kitchen existing unit heaters are original and need to be replaced. Cooling should be incorporated when Kitchen HVAC is replaced. Kitchen hood is not UL300 compliant and should be replaced in it's entirety.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS Controls have been updated as part of 2017 Modernization. MP and Rear Classrooms should receive new controls as part of any Modernization.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures have been Upgrade only in new Classrooms and Admin. Spaces. Original rear classrooms and Kitchen needs modernization.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Garage needs water service Kitchen is original - no work was done since 2000
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage.
MISC NOTES		Hydronic / Snowmelt System Recommendations	Hydronic System/ Snow Melt Systems needs yearly glycol % checked and maintained to minimum 12% Glycol MPR & Old classroom wing: needs new plumbing fixtures and HVAC replacement.

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	AT&T is fed overhead east side of buildings, and is an issue when they move snow. Underground the utility is preferred
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	EST 3 campuswide upgrade
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded to IP
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security cameras upgraded Ademco Vista system not monitored
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Most gear replaced 2018 Panel at garage end of life Generator (very small, 22kW) may be at capacity data infrastructure should be moved underground
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	ILC lighting control system Mostly LED except MP/Cafeteria Needs parking lot lighting, or add to bus barn building EM lighting via exit/EM combos, some BBU, and inverter for exterior lighting.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF consists of small Power for MDF backed up by generator AT&T feed is overhead, needs fiber underground
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Classroom AV is per district standards MP Room AV system none
MISC NOTES			Garage needs technology, speakers, wifi MP and old classroom wing not upgraded Exist power line gets buried in snow each winter

GLENSHIRE ES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Recent a/c overlay completed by portable
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Playground equipment replacement; Need more shade, signage, and area for snow storage
SECURITY	Fencing, gates, hardware / access	More security cameras wanted..
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	ADA ramp issues at portable classrooms and restrooms, west end stair
ADA PARKING STALLS	Code compliant, striping, signage, etc.	Non-compliant.
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Replace fire access road at north
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Failing concrete ramp/stair area from access from MP to portables to freeze/thaw winter expansion. Some railing posts at ramp are rusted out.
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Ponding occurs adjacent to trash enc area. Water quality inserts in drain inlets may be plugged or restricting flows.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	Fire lane asphalt needs to be replaced
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Liberty Utilities Service 2500A 120/208V good condition, located in main electrical room no generator on this campus
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Fix leaking skylights.
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	More drinking fountains required;
MISC SITE OBSERVATIONS		Upgrades needed at stairs/ramps to portable bldgs

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Portables need replaced or renovated Ramps and railings failing at steps and ramps Windows get blocked by snow; provide snow removal access
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	MPR floor need replaced
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	MPR, Library and Portable Restrooms are poor
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	ADA power door actuators not working. Exit signs required.
MISC NOTES		Request for access hardware all doors / all campuses	Built 1994 2016 Mod Project - new parking / drop-off Kitchen and MP small; Need separate gym and storage; kinder rooms need toilets; Portables should be replaced with building addition

GLENSHIRE ES

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	MPOE/MDF located in main electrical room is adequate but requires cooling
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Cerberus Prytronics FACP, fully automatic and functional, but is highly proprietary (Siemens). No voice, no CO detection.
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded IP based system.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Exterior security cameras on site Intrusion Alarm system is in use
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Electrical panels in electrical rooms and in good condition
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Some areas (offices at reception) have been upgraded to LED (spacewise), parking lot lighting is LED, otherwise all fluorescent. Classrooms and some other spaces have analog occ sensors with power packs, wallbox sensors, etc. Exterior lighting controlled by old mechanical time clock. Tritium Exit lights, likely end of life, require special disposal
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Cat6 cabling upgraded in 2016, some old speakers need to be replaced
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Topcat bluetooth speakers observed in classrooms (district standard)
MISC NOTES			Garage needs technology, speakers, wifi MP and old classroom wing not upgraded

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: North Classroom Outside Air Intakes are positioned too low (within 12" of grade) and get covered with snow each season. (typ. of 8 Classrooms). Classroom have Floor Mounted Unit Ventilators, recommend full replacement and move to Vertical Fan Coils similar to Tahoe Lake ES.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant, Heating and Cooling, HW Boilers and New Air Cooled Chiller: (E) 12 gas fired boilers should be replaced with condensing style high efficiency (Lochinvar is District Standard or Basis of Design). Classrooms and MP Rooms should have unit ventilators replaced. MDF Room Needs Split System for Cooling. Air Cooled Chilled install in 2006 is new and in good operating condition. Existing Mechanical Distribution (underground) was replaced and relocated to overhead.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	Existing EMCS Controls need to be updated and replaced. Current system can only monitor outputs. Suggest Full EMCS replaced to enable Global scheduling and trending. Portables need to be integrated into new EMCS. Currently standalone stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Main Building Plumbing Fixtures are all original and in ok operating condition.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Water heaters are in good condition - Replaced in 2012
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage. No FS at Portables.
MISC NOTES		Hydronic Heating System Comments	Snow melt system is needed on north side, near doors Full HVAC replacement, Building controls upgrade
		Hydronic / Snowmelt System Condition.	Hydronic System/ Snow Melt Systems needs yearly glycol % checked and maintained to minimum 12% Gychol. Hydronic System has not had yearly Chemical treatment and could have rust and scaling present. Recommend full system flush and water quality report be executed.
		Hydronic / Snowmelt System Recommendations	Hot Water Hydronic Pumps are original and need replacement. Cooling Pumps have recently been replaced,

KINGSBEACH ES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Parking lot is tight & congested with parent drop-off; Shared with adjacent church; Campus has two main points of entry since drop off is away from admin. Accessible route to safe dispersal area needed; repair of concrete stairs & curbs
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Old portables siding needs replaced. Fields need fencing; Cracks in hardcourts; no shade; Need updated building signage and snow storage area
SECURITY	Fencing, gates, hardware / access	Campus is fenced, but gates are not compliant.
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	
ADA PARKING STALLS	Code compliant, striping, signage, etc.	
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Concrete curb at frontage is failing.
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Grease trap interceptor missing. Flooding / Icing issues at new center campus entry point. Landscape area south of quad does not appear to have any drainage. May be source of ponding problem. Landscape area in quad needs drainage system
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Needs grease trap interceptor; Flooding/icing issues at new campus entry;
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	Fire lane asphalt needs to be replaced
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Recent partial campus renovation with MSB replacement, ATS, generator.
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Parking lot lighting is LED,
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	More drinking fountains required;
MISC SITE OBSERVATIONS		Upgrades needed at stairs/ramps to portable bldgs.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Exterior doors and windows need replacement. Exterior siding needs repair
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Fire shutter at kitchen needs replaced
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	Existing restrooms were not modernized. Restrooms need upgrade; Need acoustic upgrades; Older classroom wing and library needs finish & casework upgrades
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	Kitchen was not modernized
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	Exit signage is required
MISC NOTES		Request for access hardware all doors / all campuses	MP & Kitchen is undersized. Library layout need re-configuration; Admin location is not ideal

KINGS BEACH ES

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	Partial renovation upgraded IT spaces, combination of dedicated rooms, and shared elec/IDF. Old portions of building need upgrade.
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Notifier
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Digital clock system throughout campus.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security camera upgrade needed - Verify w/ IT CCTV cameras on campus, security system is rarely used or turned on.
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Most panels are inside electrical spaces. Some panels inside older classrooms. Older inverter system does not work well and has not been maintained.
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Major partial renovation with LED fixtures and DLM controls. Non renovated spaces are fluorescent with line voltage controls, no dimming, some Occ sensors. New highbay fixtures needed in Gym spaces, low light levels.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Renovated spaces have new IDF areas, older spaces could use upgrades.
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Flatscreens on rolling carts.
MISC NOTES			Old portion of building needs elec service upgrade. Fire alarm upgrade. Security camera upgrade. New lighting at gym and old classrooms

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: (3) Gas Fired Rooftop AC-Units need to be replaced Portables need EMCS Control Sequence revised and update.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Partial Cooling with newer VRF System (Admin) - Library Area Served by (3) AC-Units. Existing 3 Hydronic Boilers are 3-4 years old and in good operating condition. Hydronics Unit Heaters in MPR are original and in need of replacement. Kitchen existing unit heaters are original and need to be replaced. Kitchen hood is not UL300 compliant and should be replaced in its entirety.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS Controls have been updated as part of 2020 Modernization. Portables have also been integrated into new EMCS.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Roof Drains (all roofs) have Electric Snowmelt Systems are at end of life due to sun exposure and should be replaced in their entirety. Replace Grease Trap and all Kitchen Plumbing Fixtures.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	HVAC and boiler plant outdated. Piping damage in east wing of campus.
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Partially sprinkled at library and computer labs only.
MISC NOTES		Hydronic Heating System Comments	Old portion of building needs HVAC upgrade. New energy management control system needed. Plumbing fixtures at old building need upgrades.

TAHOE LAKEES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Perimeter fencing and new gates needed; Egress concerns at interior courtyard
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Additional drinking fountains needed. Need bear bins/trash enclosure
SECURITY	Fencing, gates, hardware / access	More security cameras
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	Ramps needed along exterior by playgrounds; uneven concrete at doors
ADA PARKING STALLS	Code compliant, striping, signage, etc.	ADA parking needs restriping
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	AC paving in upper hardcourt failing.
CONCRETE PAVING / WALLS / CURBS	Replace vs. repair	Campus wide damaged concrete, steps, walks, drain trenches
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Ponding at upper playground asphalt. Good slope on AC, apparatus area may need drain system.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Sewer lines clog throughout building. We think its due the age of lines and construction debries. East side line needs to be replaced adjacent to building. North side along Grove St is original line and has clog issues. Snow melt issues at interior courtyard area since all roof areas shed to this area.
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	Fire lanes need restriping
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Upgraded MSB 2000A, 120/208V Liberty
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Door hardware is non-compliant.
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	Drinking fountains are non-compliant
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION / REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Windows, roofing, gutters at upper building need to be replaced.
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Interior finishes in good shape. Some casework up-grades needed.
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	Toilet rooms needed for SPED.
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	Auditorium is small. Conflict between food service and shared MPR.
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	Doors lead to stairs, not accessible. Exit signage required.
MISC NOTES		Request for access hardware all doors / all campuses	Man lift issues between different floors
			Bond work modernized most of interior finishes

TAHOE LAKE ES

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	MDF Upgraded, AT&T is new and underground
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Fire-Lite, new
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	PA systems is separate from telephone and functions. Telephone functions. Intercom & master clock/ bell system function properly.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security cameras upgraded buy and need more. Ademco Vista system not monitored
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Some outlets were abandoned in the gym and not replaced. Need more/upgraded electrical outlets
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Light (power goes out is an issue)
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Upgraded - new MDF and IDFs
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	
MISC NOTES			small generator - undersized for campus

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: All instructional spaces and classrooms received major renovations in 2019 and as part of this project included New Exterior Louvers installed, etc.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Partial Cooling with newer VRF System (Admin) - Central Plant Components including Piping, Pumps, Boilers and Controls have been replaced as part of 2019 Modernization Project. All Classrooms spaces have New Fan Coil Units, and Hydronic Piping, and Equipment Enclosures
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	Kitchen has new Hydronic heating and ventilating systems as part of 2019 Modernization.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	90% fixtures are new and recently replaced as part of 2020 Modernization and expansion project.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Replacement of pump and controls recommended. Installation of glycol management system for water treatment and freeze protection.
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Building is partially sprinklered.
MISC NOTES		Hydronic Heating System Comments	Snow melt issues in 3 zones - Recommend all three zones operate together as all have same southwest exposure.
			Some plumbing fixtures need replacement.
			Hydronic System/ Snow Melt Systems needs yearly glycol % checked and maintained to minimum 12% Glycol.

TRUCKEE ES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Parking is too small - need additional spaces for staff. Portable buildings need ADA upgrades.
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Ball walls block visual access to playground. Need shade and landscape/trees. Lower field access is security concern.
SECURITY	Fencing, gates, hardware / access	
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	Paving is heaving at driveways / ADA ramp areas. Portable buildings need ADA upgrades.
ADA PARKING STALLS	Code compliant, striping, signage, etc.	Need more parking for staff
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Paving is heaving at front entry by drop-off area. Old paving at southwest parking area. Only a/c paving - need actual sidewalks onto site
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Failing concrete curbs, stairs, columns throughout. Concrete heaving at expansion joint, front of admin. Joint sealant failing. Front of kinder extreme concrete spalling.
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	North of east/west classroom grass area ponds. West entry to kinder wing floods. Drain inlet too small for area.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Sewer line south of buildings clogs yearly by southwest corner (think its due to line not being sloped adequately). Area next to new Dining MP sewer back-ups
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Existing system likely at capacity (TDPUD, 1600A, 120/208V) - new system
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	No hot water in classrooms.
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	Portable roofing to be replaced
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Windows at library need replacement Windows along north / south classroom wing are single pane - front of school. Windows at single panel, library and gym need to be replaced.
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Gym was not modernized at all (ext windows are an issue) Gym needs to be painted. Some doors need replacement. Some casework needs upgrades.
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	Restrooms at gym need upgrade. Toilets needed for SPED and PreK
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	Dining area is under sized
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	Exit signage required. Doors and rails need ADA upgrade.
MISC NOTES		Request for access hardware all doors / all campuses	Portables remained - need new doors, roofing, etc. Portable restroom building to be replaced.

TRUCKEE ES

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	Existing MDF fed from AT&T new cooling system required. Portables are old Fiber, old speakers Need MDF upgrade - cooling. New fiber 2017.
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Silent Knight 6820EVS campuswide upgrade - is new
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded IP based system.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security cameras upgraded buy may need more. Ademco Vista system not monitored
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Electrical system at capacity.
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Wattstopper DLM - bad service lighting has been updated; except MPR
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Portables weren't upgraded
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	
MISC NOTES			No emergency power / generator, how to add one? Solar parking lot lighting to be installed.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: All instructional classrooms received major renovations in 2020. New Exterior Louvers installed, etc.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Two Plant locations East and West. Partial Cooling with newer VRF System (Admin). Existing West Plant gym boilers are at end of life - 20 years (pumps were updated) Suggest Lochinvar Condensing Style to be install as a Basis of Design. HVAC Units at gym are original All instructional classrooms received major renovations in 2020. New Exterior Louvers installed, etc.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS Controls have been updated as part of 2020 Modernization. Portables need to be intergrated into new EMCS. Currently standalone stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	90% fixtures are new and recently replaced as part of 2020 Modernization and expansion project.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Staff toilet room - old, Sanitary Sewer main see back-up
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage. No FS at Portables. No FS in areas built prior to 2002.
MISC NOTES		Hydronic Heating System Comments	Gym needs boiler and HVAC replacment. MDF needs cooling upgrade. Some new plumbing fixtures needed.
			Hydronic System/ Snow Melt Systems needs yearly glychol % checked and maintained to minimum 12% Gychol.

ALDER CREEK MS

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	South Parking lots, drop-off, landscape / irrigation	south parking lot & drop-off to be re-done recent new paving at main parking lot Repair/replacement of uneven concrete and curbs
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, shade structures, bikelockers, flagpoles, marquee signs, etc.	Replace artificial turf field - add fence to keep cars off Perimeter fencing needs replaced at busdrop Need drinking fountains at playground. Need shade
SECURITY	Fencing, gates, hardware / access	More security cameras wanted.
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	Heaved concrete joints at access from south parking lot.
ADA PARKING STALLS	Code compliant, striping, signage, ramps, etc.	N/A
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	South parking lot & drop-off paving to be re-done
CONCRETE PAVING/WALLS/CURBS	Replace vs. repair	Failing concrete curbs and sidewalks at front of school due to freeze/thaw winter expansion (bus drop area, courtyard) Conc heaving at back door area
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	N/A
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Water and sewer system noted as ok No drainage issues observed. Water and sewer system noted as okay.
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	TDPUD service 4000A 277/480V service in like-new condition, located in main electrical room no generator on this campus
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Parking lot lighting is LED,
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	
MISC SITE OBSERVATIONS		Paving at south parking and drop-off needs to be redone.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/REPLACEMENT	A	Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	Re-roofing complete 2022
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior building siding is showing failures Block has not been resealed Rust at entry canopies Minor repair and paint needed
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Old vinyl flooring needs replaced Casework, lighting, and finish upgrades needed.
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	N/A
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	N/A
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	N/A
MISC NOTES	A	Request for access hardware all doors / all campuses	NEW: North parking lot paving replaced 2016. Administrative area needs reconfiguration with single point of entry at main entrance. Need dedicated SPED rooms.

ALDER CREEK MS

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	MPOE is located in main electrical room, requires cooling Using MDF as storage, should be dedicated, with dedicated cooling. Some dedicated IDF rooms, some joint-use with electrical, all require cooling. Portable IDFs are not sufficient.
FIRE ALARM SYSTEM	E	Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Notifier (2004) fully automatic but no voice, no CO detection. Panel is older model (obsolete?) but reliable according to FM
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded, maybe more speakers and wifi
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Exterior security cameras on site Intrusion Alarm system is in use"
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Computer room receptacles in the floor not in use
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Some areas (offices, reception, corridors, etc.) have been upgraded to LED (spacewise), otherwise all fluorescent. Older LCP time based control of exterior lighting & common areas, classrooms and some other spaces have analog occ sensors with power packs, wallbox sensors, etc. Classroom photocells bypassed with electrical tape. Production lighting needed at stage
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Cabling needs to be upgraded throughout
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	New AV system needed at stage.
MISC NOTES		Generator/Lighting Comments	No emergency generator. Lighting and controls upgrades. Technology cabling needs upgrade. New AV system and lighting at stage.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: Portable Classrooms (8) need Gas Fired Heaters replaced. These systems have no provisions for Outside Air. Ventilation Air needs to be incorporated.
INTERIOR EQUIPMENT ASSESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant, Heating and Cooling - Geothermal Heating and Cooling. (3) Fulton Pulse Boilers and associated circ pumps / VFDs need to be replaced. All Interior Air Handlers (Geothermal Heat Pumps) compressors need to be replaced along with new belts, filters, and filters upgraded. Exhaust Fans should be replaced in kind. Garage Spaces needs better ventilation. Add new exhaust and makeup air. / Main Electrical Room needs better ventilation, Suggest add cooling this this space.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Existing Honeywell Controls need to be updated and replaced. Current system can only monitor outputs. Recommend entire EMCS be replaced to enable Global scheduling and trending. Portables need to be intergrated into new EMCS.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Main Building Plumbing Fixtures are all original and in good operating condition. Portable toilet rooms need ADA updates
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Water heaters are original (20 yrs old) and need replacement.
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage. No FS at Portables.
MISC NOTES		Hydronic Heating System Comments	Portions of the Snow melt system are failing Geothermal designed for future classroom expansion MDF/IDF rooms need cooling. Complete HVAC and controls replacement. Water heaters need to be replaced. Portable restrooms need new fixtures.

NORTHTAHOE MS/HS

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Need more visitor parking near main entry. Gates/hardware upgrades at tennis and baseball. Need more drinking fountains.
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Playground needed. Hardcourts need resurface and restripe. Upgrades needed at stadium including bleachers, restrooms, 400m track Ball walls @ MS requested,
SECURITY	Fencing, gates, hardware / access	
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	All fields need accessible path upgrades. ADA parking upgrades needed.
ADA PARKING STALLS	Code compliant, striping, signage, etc.	Restriping and painting curbs needed
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Parking areas are ok condition
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Failing concrete curbs, stairs, columns throughout
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	No issues observed.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	No issues observed.
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Large 4000a Service, good condition. Two separate inverters.
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	
MISC SITE OBSERVATIONS		No Bond work completed

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (replace vs repair), leaks, snow load, etc.	Exterior skin has been caulked+ painted, needs new skin for long term.
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Some single pane windows; Garage doors need replaced.
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	VCT flooring needs replaced. Some rooms need ADA casework upgrades, finish and lighting upgrades..
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	
MISC NOTES		Request for access hardware all doors / all campuses	Architect hired on new stadium bleachers.
			Garage doors need replaced
			Most classrooms are under 960sf. HS band room is small and needs more practice rooms and storage. Indoor field and adequate CTE space requested.

NORTH TAHOE MS/HS

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	MDF is good, but old MM fiber to IDFs needs to be upgraded
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Notifier. Old (20 yrs) - upgraded 2023.
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded at main campus Add to fields, playgrounds, etc.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security camera upgrade needed - Verify w/ IT no intrusion alarm
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Electrical equipment inside electrical rooms. Good condition and maintained. Basic electrical power meters installed.
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Egress inverter meeting end of life. At both sites there are large Induction can lights above stairs and entry foyer that are outdated and no longer supported. Lighting is still fluorescent. Gym lighting needs upgrade. HPS exterior lighting needs upgrade.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	CAT6 cabling in 2006, IDF room upgrades
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Old analog AV
			Modernized 05/06/07 Lighting controls no longer supported.
			Complete interior/exterior lighting and controls upgrade. Fire alarm system replacement. Security camera upgrade needed. No intrusion alarm. Fiber to IDFs need to be upgraded. Need new AV systems.
MISC NOTES			Access control system, open technologies & cyberdata keypad tied into informacast
			No Bond work completed wish list - wifi and speakers at to be done 2024, fields, courts

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: Central Kitchen Exhaust Fan (Utility Set is located on roof and is nearing its end of life. This fan is exposed to snow and condition has deteriorated. Recommend full replacement with exposed ductwork on roof. Suggest Elevated Platform.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Heating and Cooling Provided. (2) Air Cooled Chillers on Roof. Existing Central Plant gym boilers are approx. 15 years old and the District should see an additional 12 years of life.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS Control sequence needs to be reviewed and updated. Continued issues with boilers at gym plant. (District comment) Replace and update controls.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Main Building Plumbing Fixtures are all original and in ok operating condition.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage.
		Hydronic Heating System Comments	No Bond work completed. Energy management control system replacement. Kitchen needs new exhaust fan.
MISC NOTES			Hydronic Systems has not had yearly Chemical treatment and could have rust and scaling present. Recommend full system flush and water quality report be executed.
			Hydronic System/ Snow Melt Systems needs yearly glycol % checked and maintained to minimum 12% Glycol.

TRUCKEE HS

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Conflict with Truckee ES parent drop off. Need security fencing around fields and freeway. Small parking lots need to be repaved.
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Hardcourts need refresh. Stadium needs restrooms, bleachers, concessions, scoreboard upgrades. No shade. Requested synthetic turf fields and stadium lights
SECURITY	Fencing, gates, hardware / access	Needs safety improvements at front of campus for students near cars.
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	Access to stadium requires upgrades. More drinking fountains may be needed. Failing concrete curbs and stairs.
ADA PARKING STALLS	Code compliant, striping, signage, etc.	Accessible parking, other than those at the west end is non-compliant.
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Parking lot south of old pool and east of the theater needs repaved Paving under bleachers needs replaced
CONCRETE PAVING / WALLS / CURBS	Replace vs. repair	Failing concrete curbs, stairs, columns throughout
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	South parking area near pool building Area by Kidz zone floods - across the drive aisle Scum pond area floods, needs re-engineered - can't be upsized Exist culvert along baseball and softball field are deteriorating. Surface depressions visible where pipe is failing. North end of football field floods. Parking lot in front of building, east of football field floods. Pipe from this lot drains to football field, no slope in pipe visible.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Water pressure low serving kitchen and restrooms at cafeteria - possible booster pump needed
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	Upgraded MSB 2000A, 277/480V TDPUD Back-up power very small generator - does not cover much of the campus
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Campus electrical main switchboard and panels need replacement. One distribution panel emits arc flashes & is hazardous, replace.
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	ADA drinking fountains are not compliant.
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION / REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	Snow build-up on north lower roofs; library and classroom ""bump out"" All the roofing has been replaced.
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Pool building exterior New gym column paint and Cafeteria intumescent paint, ext skin is failing Exist cement panels failing Expansion joint failure at old gym. Some exterior skin upgrades needed. Door replacement at field house.
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Old gym bleachers need replaced. Old gym and boys locker rooms need moderate upgrades. ADA access required to stage light sound booth.
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	Restrooms require minor adjustments to comply.
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	Need Specal Ed rooms for life skills in a mini-apartment set-up.
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	Directional signage, ADA site signafe, parking signage needs to be updated or provided wherre missing.
MISC NOTES		Request for access hardware all doors / all campuses	Portables that remained in bad shape
			Stadium - fields failing, bleachers, need ADA facilities like toilets, access, drainage issues. CTE needs appropriate spaces for specialized programs. Requested more special education offices..

TRUCKEE HS

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	Upgraded (underground)
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Hybrid campus upgrade - EST3 + Silent Knight This is a problem
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Mostly Upgraded to IP system Fire alarm, WAPS, speakers - old in gym and theater
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security camera upgrade needed - upgraded 2023
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	No old gear - all have been replaced
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Auditorium and old gymnasium lighting at end of life
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Upgraded throughout the campus
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	AV systems in gyms and auditorium old/obsolete
MISC NOTES			Wattstopper ""is a pain"" but preferred over Light Theater, Old Gym and Stadium have not been touched. Generator is undersized.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: New Mechanical Louvers have been installed as part of 2018 & 2020 Modernization Projects.
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Two Plant Locations East and West. Partial Cooling - New Air Cooled Chiller which can serve all Classrooms -or- Theatre. West Plant which has two boilers are at end of life and not supported. North area of west wing expansion heating/cooling issues in comparison to other areas. Old gym and weight room needs HVAC replacement Fan coils need replaced at gym. Need cooling in Kitchen.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS Controls have been updated as part of 2020 Modernization. Portables need to be intergrated into new EMCS. Currently standalone stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Replace campus wide mechanical system for system load, replace control valves and equipments for new distribution systems. Installation of glycol management system for water treatment and freeze protection is recommended.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Booster pump needs replaced - low water pressure
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	Sprinkler system is original and in good condition and has complete coverage. No FS at Portables.
MISC NOTES		Hydronic Heating System Comments	Hydronic System/ Snow Melt Systems needs yearly glychol % checked and maintained to minimum 12% Gychol.

SIERRA CONT.HS

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	4 total gas fired furnace and split cooling - 2016 Modernization
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Parking lot and site wide AC paving needs seal coating. Parking lot has drainage issues.
SECURITY	Fencing, gates, hardware / access	
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	2016 ADA improvements
ADA PARKING STALLS	Code compliant, striping, signage, etc.	ADA parking stalls needs restriping
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	2016 new paving
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Parking lot and site wide AC paving in poor condition (cracks, slopes at landings, poor drainage). Needs seal coating
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Ground water issue south of building at utility boxes. Temp pipe was installed. May be related to failing storm drain from HS.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	Irrigation system needs to be repaired - broken line under sidewalk.
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	Fire lane needs restriping
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	TDPUD Electrical Service Old (1980s) Challenger MSB located outside of building, 600A 120/208V, decent condition. No generator.
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	Irrigation system needs to be repaired, broken line under sidewalk.
MISC SITE OBSERVATIONS		Parking lot has a lot of drainage issues.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (replace vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Fiber cement siding needs to be replaced.
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	In fair condition
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	All doors and windows facing common area do not meet rating compliance.
MISC NOTES		Request for access hardware all doors / all campuses	School needs more space - Vision needed for Pre-K program

SIERRA CONT. HS

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	IDF/MDF is in unsecure storage room - needs to be relocated
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Very old Notifier Panel in Admin, newer Notifier panel in Restroom Building. Combination of automatic and manual, no Voice, no CO detection.
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Needs speakers in restrooms, other clock/speakers been upgraded
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Exterior Security Cameras updated 2023. Intrusion system may not be in use?
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Some panels are older and no room for additional breakers.
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Few areas have been upgraded to LED (spacewise), otherwise fluorescent and even some incandescent. No central controls observed
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Cabling needs to be upgraded
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Flat screens on carts.
MISC NOTES			

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: Ground mounted Condensing units (5) are in good condition. Currently installed at Grade level. Wall Mounted Kitchen Exhaust Fan. (New HVAC Replacement work underway 2022).
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Standalone Furnace w/Cooling Coils and Ground Mounted Condensing Units. Administration office are served by small Daikin Split System. Furnaces serving Classroom Spaces are in good condition, Duct distribution is underfloor. No Provisions for Outside Air was found.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS is via Programmable Thermostat's. Recommend Updating Controls for remote access and global scheduling.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Main Building Plumbing Fixtures are all original and in ok operating condition. Gas Fired Water Heater was recently replaced and in good operating condition.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	
MISC NOTES		Hydronic Heating System Comments	

RIDEOUT COMMUNITY CENTER

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Parking lot in excellent condition
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	Hardcourt in poor condition with large cracks
SECURITY	Fencing, gates, hardware / access	No known CCTV security systems
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	
ADA PARKING STALLS	Code compliant, striping, signage, etc.	
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Walkway asphalt is crumbling
CONCRETE PAVING / WALLS / CURBS	Replace vs. repair	
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	(E) building MSB is obsolete and insufficient to support renovation or expansion. Exterior service is sufficient for portables with no
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	Electrical is in good working condition and the district has expressed no need for renovation
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION / REPLACEMENT		Type of roofing system, age (repalce vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Interior is in good condition.
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	
MISC NOTES		Request for access hardware all doors / all campuses	

RIDEOUT COMMUNITY CENTER

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	System end of life. Constant service. Simplex is proprietary.
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	IP speakers throughout campus
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Security camera upgrade needed
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Some panels inside the building past servicable life
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Fluorescent lamps, control system a/b switching and occ sensors interior.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	IDF Cabinet in storage room
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	
MISC NOTES			

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Exterior: Limited exterior equipment. Wall mounted OSA Hood are in good condition
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Central Plant - Heating and Ventilating Only - Two Boilers, One is original and is in need of replacement. One New Boiler "Lochinvar" System is currently running on only one HW Circ Pump. Recommend replacing Both Pumps. Add VFD Drives and update all controls. Classrooms have above ceiling Air Handlers and are all original. Recommend full replacement and clean ductwork. Portable have standalone Gas Fired Furnaces with Internal Closures. Systems has no provisions for code required outside air.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	Existing EMCS Controls need to be updated and replaced. Current system can only monitor outputs. Suggest Full EMCS replaced to enable Global scheduling and trending. Portables need to be intergrated into new EMCS. Currently standalone stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Main Building Plumbing Fixtures are all original and in ok operating condition.
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Boiler replaced in 2013
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	
MISC NOTES		Hydronic Heating System Comments	

DISTRICT OFFICE

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	Parking needs restriping
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	
SECURITY	Fencing, gates, hardware / access	CCTV security system installed in 2013
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	Path of travel needs restriping
ADA PARKING STALLS	Code compliant, striping, signage, etc.	ADA parking stalls need restriping
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	Asphalt cracks and slopes at landings
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	Failing concrete walkways north of main entrance and boiler room due to freeze/thaw winter expansion. Storm drain concrete along perimeter are failing.
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	Asphalt area between DO and M&O ponds. South parking yearly ponding due to snow melt at drainage.
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	Fire lanes need restriping
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	TDPUD Electrical Service Very old Square D MSB in main electrical room, 277/480V 800A. Old diesel generator not in use and may not be functional.
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	No known problems with electrical or low
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (replace vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Exterior metal panels need repainting and caulking
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Some wall elements at gym need protective cages
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	
MISC NOTES		Request for access hardware all doors / all campuses	

DISTRICT OFFICE

BUILDING CONDITIONS - ELECTRICAL/LOWVOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	MPOE in old boiler / main electrical room. MDF Room is adequate size.
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	System end of life. Constant service is required. Notifier. All manual system (only two smoke detectors on system). No voice, no CO detection.
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	Upgraded IP based system.
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	Exterior Security Cameras Altronix intrusion alarm system may not be used.
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	Many older (obsolete) electrical panels, including obsolete motor control center may be difficult to service.
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior spaces have been upgraded to LED (spacewise in offices and corridors, LED high bay with sensors in gym, parking lot LED) Lighting control panel for building not functional, a small mechanical time clock controls of parking lot lighting.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Old phone PBX observed in MDF, unclear of system has been upgraded to VOIP?
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Newer AV system has been installed in the board room.
MISC NOTES			

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Site has not been reviewed for Mechanical / Plumbing Systems Conditions.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	EMCS is older Honeywell system changed to Tridium. Only have ability to view, not control. Can't balance due to pneumatic system. Need cooling throughout building.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	
MISC NOTES		Hydronic Heating System Comments	

DISTRICT TRANSPORTATION SERVICES

SITE CONDITIONS

CAMPUS SITE SCOPE	INTENT OF SCOPE FOR PRICING	SITE CONDITION ASSESSMENT
EXTERIOR SITE ASSESSMENT	Parking lots, drop-off, landscape / irrigation	
EXTERIOR SITE AMENITIES	Playgrounds, hardcourts, fencing, shade structures, bike lockers, flag poles, marquee signs, etc.	
SECURITY	Fencing, gates, hardware / access	
ADA PATH OF TRAVEL	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.	
ADA PARKING STALLS	Code compliant, striping, signage, etc.	
ASPHALT PAVING	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.	
CONCRETE PAVING/ WALLS/ CURBS	Replace vs. repair	
STORM DRAINAGE	Areas that pond, drain inlets, retention needed, etc.	
U/G UTILITY LINES	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.	
FIRE TRUCK ACCESS	Current path compliant, gates, etc. - min 20' wide	
AGENCY ISSUES	City, County, Fire Access, etc.	
SITE ELECTRICAL UPGRADE	Existing MSB - size, condition, upgrade needed, etc.	New MSB, TDPUD 400A 120/208V
SITE LIGHTING & CONTROLS	Fixture types and conditions, efficiency, controls, life safety / egress	
SITE PLUMBING	Gas service, ADA drinking fountains, etc.	
MISC SITE OBSERVATIONS		

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
ROOFING RESTORATION/ REPLACEMENT		Type of roofing system, age (replace vs repair), leaks, snow load, etc.	
BUILDING EXTERIOR		Condition - materials, repair / replace, painting, windows, etc.	Exterior metal panels failing
BUILDING INTERIOR		Condition - finishes (floor, wall, ceiling) casework, shades, etc.	
RESTROOMS		Fixtures, accessories, ADA compliant, finishes, etc.	
SPECIALITY SPACES REVIEW		MPR, Libraries, Kitchens, etc.	
DSA CODE COMPLIANCE ITEMS		ADA, Fire Life Safety, Structural - Must Do Items	
MISC NOTES		Request for access hardware all doors / all campuses	

DISTRICT TRANSPORTATION SERVICES

BUILDING CONDITIONS - ELECTRICAL/LOW VOLTAGE

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
UTILITY MPOE/MDG		Data infrastructure (i.e. 10GB) Carrier, location, size of space	Served from existing facility. IDF cabinet in break room
FIRE ALARM SYSTEM		Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	New Gamewell/FCI S3 FACP is expandable
CLOCK / INTERCOM / SPEAKER SYSTEM		System, headend, type (i.e. VOIP), replace vs retrofit	New IP clock/speakers
ACCESS / INTRUSION / SECURITY		Types of systems, hardware, CCTV, opening contacts, etc.	No Intrusion system installed
ELECTRICAL SYSTEMS		Rooms and panels, code compliant, receptacles, circuiting, etc.	New condition
LIGHTING AND LIGHTING CONTROLS		Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	New nLight dimmable controls, LED lighting.
TECHNOLOGY SYSTEMS		IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Meets current district standards
AUDIVISUAL SYSTEMS		Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	N/A
MISC NOTES			New building completed in 2017

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	ASSESSMENT
EXTERIOR EQUIPMENT ASSESSMENT		Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	
INTERIOR EQUIPMENT ASSESSMENT		SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Site has not been reviewed for Mechanical / Plumbing Systems Conditions.
ENERGY MANAGEMENT SYSTEMS		EMCS Type of system, web based / Programmable T-Stat?	
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE		Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	
PLUMBING EQUIPMENT REVIEW		Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	
FIRE SPRINKLER SYSTEM		Does AFS exist, location, code compliant, etc.	
MISC NOTES		Hydronic Heating System Comments	

HOW TO USE THESE TABLES:

The cost model is intended to develop an Order of Magnitude opinion of probable cost for the entirety of the Facilities Master Plan. These matrices demonstrate the assumptions for each of the projects as well as some broader program level costs:

- Project assumptions are generally assigned unit costs per square foot - low, moderate and high unit costs depending upon the type of project, the scope of the modernization, etc.
- Project assumptions include "per acre" numbers to account for scope such as utility/infrastructure needs, accessibility challenges, etc.
- There are some "lump sum" assumptions for areas such as interim housing.
- We have included a contingency on each project to account for the high level of the assumptions and the unknowns of each project.
- The District "soft costs" have been included at 28%. These soft costs include design fees, inspection fees and other costs associated beyond construction.
- Escalation is an important part of the FMP assumptions. It is included at 4% per year. It is significant, especially in distance projects. Escalation can be variable; this represents an average, and is not shown as a compounded escalation, which could increase costs further.

COST ESTIMATE DETAIL

SUMMARY

Tahoe Truckee Unified School District	Summary				1/25/2024
Facilities Master Plan Budget Model	TTUSD FMP Updated Cost			2024 Bond Target	Bond Capacity
	2023 Dollars	With Escalation (4% annually)	Full Project including Soft Costs & Escalation		
	2025-2029	2029 (20%)	(10% Contingency		
	2029-2033	2033 (36%)	& 28% Soft Costs)		
Lakeside Projects					
	2025-2029	39,734,194	47,681,032	67,134,894	
	2029-2033	20,434,969	27,791,558	39,130,513	
		60,169,163	75,472,590	106,265,407	
				116,891,948	119,950,000
	Future	152,991,630	220,307,947	310,193,590	\$113M?
			TOTAL	458,104,896	265,424,724
Truckee Side Projects					
	2025-2029	84,537,938	101,445,525	142,835,299	
	2029-2033	13,162,877	17,901,513	25,205,330	
		97,700,815	119,347,038	168,040,629	
				184,844,692	189,000,000
	Future	232,113,930	334,244,059	470,615,635	
			TOTAL	702,521,891	375,098,870
ALL					
	2025-2029	124,272,131	149,126,557	209,970,193	
	2029-2033	33,597,846	45,693,071	64,335,843	
	Subtotal	157,869,977	194,819,628	274,306,036	
			TOTAL	301,736,640	308,950,000
	Future	385,105,560	554,552,006	780,809,225	640,523,594
			TOTAL NEED	1,160,626,787	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT										
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT		
Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
Assumed Escalation to 2033 (4% annually)	36%	Quantity		Unit Cost	Sub Total					
Assumed Escalation to 2038 (4% annually)	44%									
regional increase (included in unit cost)										
Lakeside Sites										
					120,829,894	164,458,840	16,445,884	50,653,323	231,558,047	
1A	North Tahoe Middle School & High School				10,942,020					
	CTE/Wellness/Student Union Addition									
	New Addition	10,000	SF	1,035	10,350,000					
	Site Improvements (amphitheater & Accessibility upgrades)	0.39	Acres	1,518,000	592,020					
1B	Existing Building Modernization (Gym, HVAC, Exterior)				11,915,150					
	Significant Improvements	20,722	SF	575	11,915,150					
2	Field House				14,430,660					
	Site Development	0.37	Acres	1,518,000	561,660					
	New Field House Construction	13,400	SF	1,035	13,869,000					
3	Multi-Sport Stadium - Synthetic Turf	1.61	Acres	1,518,000	2,446,364					
					2025-2029 Subtotal	39,734,194	47,681,032	4,768,103	14,685,758	67,134,894
9	Athletic Field Upgrades				13,115,520					
	North Fields	5.60	Acres	1,518,000	8,500,800					
	South Baseball Field	3.04	Acres	1,518,000	4,614,720					
10	Building Modernization				60,314,280					
	Significant Improvements	20,228	SF	575	11,631,100					
	Moderate Improvements	133,062	SF	230	30,604,260					
	Minor Improvements	35820	SF	115	4,119,300					
	Site Improvements (tennis, playground, parking lot expansion)	4.84	Acres	1,518,000	7,347,120					
	Interim Housing Allowance	23	per Portable	287,500	6,612,500					
11	Multi-Sport Stadium - Full Upgrade	5.05	Acres	1,518,000	7,665,900					
					Future Subtotal	81,095,700	116,777,808	11,677,781	35,967,565	164,423,154

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT										
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT		
Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
Assumed Escalation to 2033 (4% annually)	36%	Quantity		Unit Cost	Sub Total					
Assumed Escalation to 2038 (4% annually)	44%									
regional increase (included in unit cost)										
Lakeside Sites										
Tahoe Lake Elementary School					32,001,280	46,081,843	4,608,184	14,193,208	64,883,235	
7	Portable Removal, Site Upgrades, and Reclaim Classrooms				3,777,520					
	Portable Removal & Site Improvements (w/o PL & S Field)	2.34	Acres	1,518,000	3,552,120					
	SPED Classroom and Wellness Center	1,960.00	SF	115	225,400					
8	Atrium & Partial Structural Upgrade				11,224,460					
	Atrium Construction	3226	SF	1,035	3,338,910					
	Significant Improvements + Struct Snow Load	7330	SF	1,035	7,586,550					
	Moderate Improvements + Struct Snow Load	520	SF	575	299,000					
12	Structural Snow Load Roof Upgrade - west portion of bldg				16,999,300					
	Significant Improvements + Struct Snow Load	905	SF	1,035	936,675					
	Moderate Improvements + Struct Snow Load	16,945	SF	575	9,743,375					
	Moderate Improvements	4,410	SF	230	1,014,300					
	Minor Improvements	3,630	SF	115	417,450					
	Interim Housing Allowance	17	per	287,500	4,887,500					
				Future Subtotal	32,001,280	46,081,843	4,608,184	14,193,208	64,883,235	
Kings Beach Elementary School										
4	New Addition and Portable Removal				16,748,000					
	New Addition	12,900	SF	1,035	13,351,500					
	Portable Removal	0.36	Acres	278,300	234,000					
	Interim Housing Allowance	11	per	287,500	3,162,500					
5	Parking Lot & Parent Drop-Off				984,929					
	Existing Parking Lot Renovation	0.43	Acres	278,300	119,669					
	Parking Extension and Drop-Off	0.57	Acres	1,518,000	865,260					
6	Bus Drop Off, Pedestrian Path & Artificial Turf Field	1.78	Acres	1,518,000	2,702,040					
				2029-2033 Subtotal	20,434,969	27,791,558	2,779,156	8,559,800	39,130,513	
13	Structural Snow Load Roof Upgrades & Building Modernization				39,894,650					
	Significant Improvements + Struct Snow Load Upgrade	27,740	SF	1,035	28,710,900					
	Significant Improvements	11,400	SF	575	6,555,000					
	Minor Improvements	2,750	SF	115	316,250					
	Interim Housing Allowance	15	per	287,500	4,312,500					
				Future Subtotal	39,894,650	57,448,296	5,744,830	17,694,075	80,887,201	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT									
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT	
		CONSTRUCTION COSTS - 2023 VALUES			WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
		Quantity	Unit Cost	Sub Total					
Sub-Total				213,160,793	295,780,537				
Contingency (10%)				21,316,079	29,578,054				
Soft Costs (Estimated at 28%)				65,653,524	91,100,406				
<i>Total Project</i>				300,130,396	416,458,997				
2025-2029 Sub-Total				39,734,194	47,681,032				
Contingency (10%)				3,973,419	4,768,103				
Soft Costs (Estimated at 28%)				12,238,132	14,685,758				
Total 2025-2029				55,945,745	67,134,894				
2029-2033 Sub-Total				20,434,969	27,791,558				
Contingency (10%)				2,043,497	2,779,156				
Soft Costs (Estimated at 28%)				6,293,970	8,559,800				
Total 2029-2033				28,772,436	39,130,513				
Future Sub-Total				152,991,630	220,307,947				
Contingency (10%)				15,299,163	22,030,795				
Soft Costs (Estimated at 28%)				47,121,422	67,854,848				
Total Future				215,412,215	310,193,590				

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT											
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT			
	Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES			WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS	
	Assumed Escalation to 2033 (4% annually)	36%	Quantity		Unit Cost	Sub Total					
	Assumed Escalation to 2038 (4% annually)	44%									
	regional increase (included in unit cost)										
	Truckee Side Sites										
	Truckee High School					86,407,435	115,364,660	11,536,466	35,532,315	162,433,442	
1	Multi-Sport Stadium					8,859,600					
	Concession and Restroom Buildings		2,400.0	SF	1,035	2,484,000					
	Site development - Significant improvement		4.20	Acres	1,518,000	6,375,600					
4	Structural Roof Upgrades & Building Modernization					26,300,500					
	Structural Roof Upgrades - Moderate Upgrades		34,150	SF	230	7,854,500					
	Structural Roof Upgrades - Significant Upgrades		24,580	SF	575	14,133,500					
	Interim Housing Allowance		15	per Portable	287,500	4,312,500				Existing portables to be removed after Phase I	
5	CTE Addition					2,598,425					
	New Addition - Welding		1,830	SF	1,035	1,894,050					
	Significant Upgrades - Robotics		1,225	SF	575	704,375				Wellness center moves to temporary location (unused classroom)	
	Interim Housing Allowance		0	per Portable	287,500	-				Likely not required	
					2025-2029 Subtotal	37,758,525	45,310,230	4,531,023	13,955,551	63,796,804	
8	Athletic Field Upgrades					17,836,500					
	Promenade and Parking		3.48	Acres	1,518,000	5,282,640					
	Baseball, softball, and practice field		8.27	Acres	1,518,000	12,553,860					
10	Kitchen Expansion					1,481,200					
	New Addition		820	SF	1,035	848,700					
	Significant Upgrades		1,100	SF	575	632,500					
11	West Site Upgrades (Includes Truckee ES Drop-Off)					4,508,460				Truckee ES new fields should happen first	
	Site development - Significant improvement		2.97	SF	1,518,000	4,508,460					
12	Wellness Center, Band, and Atrium					7,457,750					
	New Addition - Atrium and Band		4,650	SF	1,035	4,812,750					
	Significant Upgrades - Wellness Center		4,600	SF	575	2,645,000					
	Interim Housing Allowance		0	per Portable	287,500	-				Not required if project is phased; Band addition complete before wellness center	
23	Building Modernization					17,365,000					
	Moderate Upgrades		17,250	SF	230	3,967,500					
	Significant Upgrades		20,800	SF	575	11,960,000					
	Interim Housing Allowance		5	per Portable	287,500	1,437,500					
					Future Subtotal	48,648,910	70,054,430	7,005,443	21,576,765	98,636,638	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT										
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT		
Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
Assumed Escalation to 2033 (4% annually)	36%	Quantity		Unit Cost	Sub Total					
Assumed Escalation to 2038 (4% annually)	44%									
regional increase (included in unit cost)										
Truckee Side Sites										
Truckee Elementary School						40,889,343	58,880,653	5,888,065	18,135,241	82,903,960
13	Structural Snow Load Roof Upgrades & Modernization				30,715,350					
	Significant Improvements + Snow Load Upgrade	22,000	SF	1,035	22,770,000					
	Moderate Improvements + Snow Load Upgrade	2,200	SF	575	1,265,000					
	Moderate Improvements	9,260	SF	230	2,129,800					
	Minor Improvements	4,570	SF	115	525,550					
	Interim Housing Allowance	14	per Portable	287,500	4,025,000					
14	Pre-K Classroom Addition	3,500.00	SF	1,035	3,622,500					
18	Site Improvements (Artificial Turf Field, Playground, Drop-Off)				4,584,993					
	Artificial Turf Field and Add'l Site - Significant Improvements	2.56	Acres	1,518,000	3,886,080					
	Playground Modifications - Moderate Improvements	0.85	Acres	822,250	698,913					
19	Cafeteria Expansion	1,900	SF	1,035	1,966,500					
				Future Subtotal	40,889,343	58,880,653	5,888,065	18,135,241	82,903,960	
13	Truckee Elementary School - Alternate Option				35,176,200	42,211,440	4,221,144	13,001,124	59,433,708	This alternate is not included in any totals
	Modernization				2,911,800					
	Moderate Improvements	11,600	SF	230	2,668,000					
	Minor Improvements	2,120	SF	115	243,800					
	New 2- Story Classroom Addition	22,400	SF	1,035	23,184,000					
	Site Improvements (Artificial Turf Field, Playground, Drop-Off)				3,491,400					
	Portable removal, new play area/field - Significant Improvements	2.30	Acres	1,518,000	3,491,400					
	Pre-K Classroom Addition	3,500.00	SF	1,035	3,622,500					
	Cafeteria Expansion	1,900	SF	1,035	1,966,500					

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT										
FACILITIES MASTER PLAN UPDATE BUDGET MODEL							BY PROJECT			
	Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES			WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
	Assumed Escalation to 2033 (4% annually)	36%	Quantity	Unit Cost	Sub Total					
	Assumed Escalation to 2038 (4% annually)	44%								
	regional increase (included in unit cost)									
	Truckee Side Sites									
	Community Use Upgrades at District Office				69,395,198	99,929,084	9,992,908	30,778,158	140,700,151	
9	District Office Upgrades (Minor)				8,050,000					
	Existing Building Moderate Improvements		10,000 SF	230	2,300,000					
	Interim Housing Allowance		20 per Portable	287,500	5,750,000					
15	SELS				19,373,360					
	New Entry Office		900 SF	1,035	931,500					
	Existing Building - Significant Improvements		20,700 SF	575	11,902,500					
	Site Development - Significant Improvements		0.52 Acres	1,518,000	789,360					
	Interim Housing Allowance for District Office Staff		20 per Portable	287,500	5,750,000					Could be used as allowance for facility lease
16	Multi-Use Indoor Community Space				4,801,250					
	Existing Building - Significant Improvements		8,350 SF	575	4,801,250					
17	District Office Upgrades				37,170,588					
	New Reception/Lobby		2,000 SF	1,035	2,070,000					
	2-Story Addition		17,000 SF	1,035	17,595,000					
	Existing Building Significant Improvements		10,000 SF	575	5,750,000					
	Site Development - Significant Improvements		3.03 Acres	1,518,000	4,599,540					
	Site Development - Moderate Improvements		1.71 Acres	822,250	1,406,048					
	Interim Housing Allowance		20 per Portable	287,500	5,750,000					
			Future Subtotal		69,395,198	99,929,084	9,992,908	30,778,158	140,700,151	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT											
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT			
	Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES			WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS	
	Assumed Escalation to 2033 (4% annually)	36%	Quantity		Unit Cost	Sub Total					
	Assumed Escalation to 2038 (4% annually)	44%									
	regional increase (included in unit cost)										
	Truckee Side Sites										
	Sierra Cont HS New Facility					14,060,820	20,247,581	2,024,758	6,236,255	28,508,594	
26	New Facility Construction					14,060,820					Demo of existing facility, contingent on phasing of Truckee HS
	New Building Construction		12500	SF	1,035	12,937,500					
	Site Development		0.74	Acres	1,518,000	1,123,320					
					Future Subtotal	14,060,820	20,247,581	2,024,758	6,236,255	28,508,594	
	Alder Creek Middle School					46,094,933	62,870,100	6,287,010	19,363,991	88,521,101	
3	Portable Removal & New Classroom Addition					12,790,013					
	New Building		12,000	SF	1,035	12,420,000					
	Minor Site Upgrades - Portables		0.45	Acres	822,250	370,013					
					2025-2029 Subtotal	12,790,013	15,348,015	1,534,802	4,727,189	21,610,005	
6	Admin/Flex Lab Reconfiguration - Significant		9,500	SF	575	5,462,500					
					2029-2033 Subtotal	5,462,500	7,429,000	742,900	2,288,132	10,460,032	
24	Building Modernization					25,277,000					
	Moderate Upgrades		62,400	SF	230	14,352,000					
	Significant Upgrades		13,000	SF	575	7,475,000					
	Interim Housing Allowance		12	per Portable	287,500	3,450,000					
25	Site Improvements					2,565,420					
	Artificial Turf Field - Significant		1.69	Acres	1,518,000	2,565,420					
					Future Subtotal	27,842,420	40,093,085	4,009,308	12,348,670	56,451,063	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT										
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT		
	Assumed Escalation to 2029 (4% annually)	20%	CONSTRUCTION COSTS - 2023 VALUES		WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS	
	Assumed Escalation to 2033 (4% annually)	36%	Quantity	Unit Cost	Sub Total					
	Assumed Escalation to 2038 (4% annually)	44%								
	regional increase (included in unit cost)									
Truckee Side Sites										
	Glenshire Elementary School				54,650,277	69,922,913	6,992,291	21,536,257	98,451,461	
2	Portable Removal & New Classroom Additions				33,989,400					
	New Classroom Building		24,280 SF	1,035	25,129,800					
	New Flex Classroom Addition		1,120 SF	1,035	1,159,200					
	Significant Site Upgrades - turf field, playground		2.80 Acres	1,518,000	4,250,400					
	Interim Housing - Portable Relocation		12 Per Portable	287,500	3,450,000					
			2025-2029 Subtotal		33,989,400	40,787,280	4,078,728	12,562,482	57,428,490	
7	New Cafeteria, Kitchen, and Library, and Site Improvements				7,700,377					
	New Building		5,000 SF	1,035	5,175,000					
	Minor Site Upgrades		0.19 Acres	278,300	52,877					
	Cafeteria- Significant Mod		4,300 SF	575	2,472,500					
			2029-2033 Subtotal		7,700,377	10,472,513	1,047,251	3,225,534	14,745,298	
20	Building Modernization (phased construction)				12,960,500					
	Moderate Upgrades		32,600 SF	230	7,498,000					
	MP- Significant Upgrades		6,500 SF	575	3,737,500					
	Interim Housing - Portable Relocation		6 Per Portable	287,500	1,725,000					Phased construction, half of building at a time
			Future Subtotal		12,960,500	18,663,120	1,866,312	5,748,241	26,277,673	
	Donner Trail Elementary School				18,316,740	26,376,106	2,637,611	8,123,841	37,137,557	
21	Aging Facility Replacement (New Classroom Wing, Struct Upg)				7,527,900					
	New Classroom Wing		4,700 SF	1,035	4,864,500					
	Multi Purpose - Significant Mod + Snow Load Upgrade		4,500 SF	575	2,587,500					
	New Courtyard		0.05 Acres	1,518,000	75,900					
22	Site Improvements		0.93 Acres	1,518,000	1,411,740					
			Future Subtotal		8,939,640	12,873,082	1,287,308	3,964,909	18,125,299	
	Transportation Facility				9,377,100	11,252,520	1,125,252	3,465,776	15,843,548	
27	Bus shelter		18,120 SF	518	9,377,100					
			Future Subtotal		9,377,100	13,503,024	1,350,302	4,158,931	19,012,258	

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT									
FACILITIES MASTER PLAN UPDATE BUDGET MODEL								BY PROJECT	
		CONSTRUCTION COSTS - 2023 VALUES			WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 28%)	TOTAL PROJECT	COMMENTS
		Quantity	Unit Cost	Sub Total					
Sub-Total				339,191,845	464,843,617				
Contingency (10%)				33,919,184	46,484,362				
Soft Costs (Estimated at 28%)				104,471,088	143,171,834				
Sub-Total Project				477,582,117	654,499,813				
2025-2029 Sub-Total				84,537,938	101,445,525				
Contingency (10%)				8,453,794	10,144,553				
Soft Costs (Estimated at 28%)				26,037,685	31,245,222				
Total 2025-2029				119,029,416	142,835,299				
2029-2033 Sub-Total				13,162,877	17,901,513				
Contingency (10%)				1,316,288	1,790,151				
Soft Costs (Estimated at 28%)				4,054,166	5,513,666				
Total 2029-2033				18,533,331	25,205,330				
Future Sub-Total				232,113,930	334,244,059				
Contingency (10%)				23,211,393	33,424,406				
Soft Costs (Estimated at 28%)				71,491,090	102,947,170				
Total Future				326,816,413	470,615,635				

Building Scope of Work		
"Building shall be replaced Average \$900/SF"		"Building to receive significant improvements Average \$500/SF"
"PLUS 15% Regional Increase for Tahoe/Truckee: \$1,035/SF"		"PLUS 15% Regional Increase for Tahoe/Truckee: \$575/SF"
Complete tear down and replacement; i.e. buildings past their expected lifespan and all portable buildings		Most of these facilities need structural rehabilitations, envelope improvements, space reconfigurations, etc. - i.e. opened up to stud framing
"Building to receive moderate improvements Average \$200/SF"		"Building to receive minor improvements Under \$100/SF"
"PLUS 15% Regional Increase for Tahoe/Truckee: \$230/SF"		"PLUS 15% Regional Increase for Tahoe/Truckee: \$115/SF"
Most of these facilities need to be upgraded with mechanical, plumbing, electrical and low voltage systems along with finishes, etc. Minor structural and/ or building envelope scope; not open up to stud framing		Most of these facilities have been constructed and occupied within the past 10 years or been completely modernized
		Most of the exterior improvements would be aesthetic, i.e. paint, signage, etc.
		Most of the interior improvements would be related to finishes only; i.e. paint, flooring, etc.

Site Development Scope of Work			
"Over 75% of entire site needs to be replaced Up to \$1,200,000 per Acre (\$28/SF)"	"Between 25% - 75% of entire site needs improvements Average \$650,000 per Acre (\$15/SF)"	"Under 25% of the site needs minor improvements Under \$220,000 per Acre (\$5/SF)"	Interim Housing Allowance: \$250,000 per portable
REVISED FOR 2024: \$1,320,000 (\$30.3/SF)	REVISED FOR 2024: \$715,000 (\$16.5/SF)	REVISED FOR 2024: \$242,000 (\$5.6/SF)	
"PLUS 15% Regional Increase for Tahoe/Truckee: \$1,518,000 (\$34.8/SF)"	"PLUS 15% Regional Increase for Tahoe/Truckee: \$822,250 (\$18.9/SF)"	"PLUS 15% Regional Increase for Tahoe/Truckee: \$278,300 (\$6.4/SF)"	"PLUS 15% Regional Increase for Tahoe/Truckee: \$287,500 per portable"
Complete redesign / engineering of u/g utilities; including water, sewer and storm drainage systems	Partial redesign / repair of u/g utilities; including water, sewer and storm drainage systems	Only repair of u/g utilities; including water, sewer and storm drainage systems	
Complete redesign of parking, drop off for automobile, bus, etc. along with ADA POT	Partial redesign of parking, drop off for automobile, bus, etc. along with ADA POT improvements or additional parking areas	The existing parking lot and drop-off are adequate and are compliant for ADA POT; possibly slurry seal and restripe	
Complete replacement of concrete paving throughout the campus to comply with ADA POT	Partial replacement of concrete paving throughout the campus to comply with ADA POT	The majority of concrete paving throughout the campus is compliant for ADA POT	
Complete replacement of asphalt paving for all hardcourt areas	Partial replacement of asphalt paving for all hardcourt areas	The existing asphalt paving can be slurry sealed and restriped for all hardcourt areas	
Complete redesign for PK/TK/Kinder secured playground areas	Partial reconfiguration for PK/TK/Kinder secured playground areas	The existing PK/TK/Kinder playground areas are secured and adequate	
Complete redesign for fencing and gates for safety and security	Partial replacement for fencing and gates for safety and security	The existing fencing and gates provide a secured campus; possibly replace portions or add gates where required	
Complete replacement of all planting and irrigation systems	Partial replacement of all planting and irrigation systems	The majority of planting and irrigation systems are adequate	
Complete redesign of trash enclosure, bike lockers, utility yards, etc.	Partial redesign of trash enclosure, bike lockers, utility yards, etc.	The existing trash enclosure, bike lockers, utility yards, etc. are mostly secure and adequate; possibly enlarge and/or cover per local jurisdiction	
Design for new outdoor learning areas; i.e. shade structures, bench seating, outdoor sinks, amphitheaters, etc.	Possible design for new outdoor learning areas; i.e. shade structures, bench seating, outdoor sinks, amphitheaters, etc.	The campus already incorporates some outdoor learning areas, shade structures, bench seating, etc.; possibly small installations	
Replacement of playground equipment, comply with ADA POT, etc.	Partial replacement of playground equipment, comply with ADA POT, etc.	The existing playground equipment has recently been replaced and is compliant for ADA POT	
Complete redesign / engineering of u/g electrical and low voltage systems	Partial redesign / repair of u/g electrical and low voltage systems	Only repair of u/g electrical and low voltage system conduits, boxes, etc.	
Complete redesign for electrical site lighting to comply with current code	Possible redesign for electrical site lighting to comply with current code	The existing electrical site lighting is compliant with current code	
New site electrical service upgrade	Possible new site electrical service upgrade	The existing site electrical service is adequate	
Redesign fire access path for gates and access to meet current code	Possible redesign for fire access path for gates and access to meet current code	The existing fire access path for gates and access is compliant with current code	

APPENDIX 3: STRUCTURAL ROOF LOAD ANALYSIS

TAHOE TRUCKEE USD STRUCTURAL NARRATIVE

Structural considerations have been included in the recommendations provided, including evaluation of snow load, as well as structural retrofit and upgrades that might be required by California Building Code requirements for the extent of work proposed.

For snow loading, a roof snow load report was provided by the District indicating current roof snow loading capacities for each campus. In some cases, the current design snow load requires frequent snow removal from roofs to stay within structural limitations. Potential structural upgrades to increase the snow load capacity were factored into overall recommendations about the level of work proposed for each building and campus. In some cases, it is likely that the costs of structural roof framing upgrades to along with other modernization efforts will exceed 50% of the replacement cost of the buildings affected. Exceeding this threshold for proposed modernizations and improvements triggers a structural rehabilitation to ensure the entire building meets current building code structural requirements. This is a comprehensive review affecting an entire structural, not just where work is proposed, and should be factored in during decision making.

The construction of additions on a campus can also require structural upgrades of the adjacent existing construction if the total cost of the addition and any modernization work exceed 50% of the replacement cost of the existing portion. This requirement is regardless of whether the addition is structural attached to the existing building and is instead based on whether the addition “shares use with” the existing building. This typically includes the addition having an enclosure pathway between the existing building and the addition, as is proposed at some campuses. In this case, the same structural rehabilitation noted previously would be required for the existing building. Expected impacts of this requirement have been factored into the proposed scope of work for each campus.



